



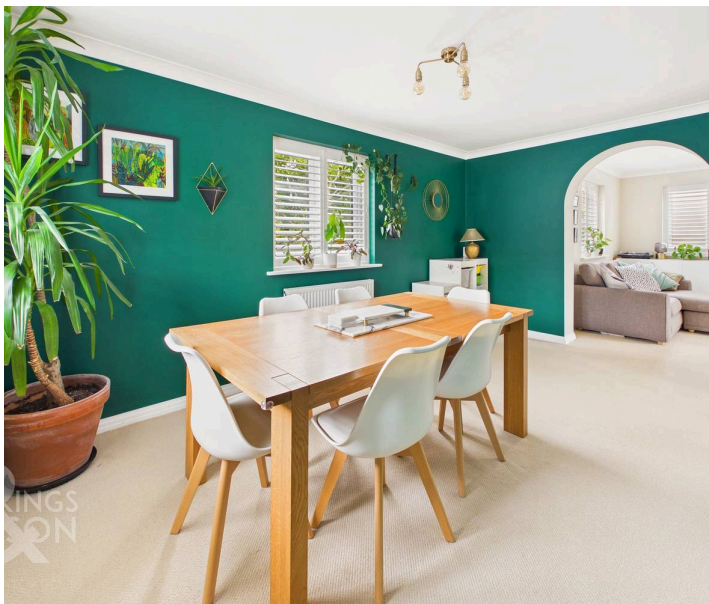
The Ramblers, Poringland - NR14 7QN



The Ramblers

Poringland, Norwich

A beautifully presented FORMER SHOW HOME, this substantial FOUR-BEDROOM detached family home occupies a generous corner plot in a particularly quiet CUL-DE-SAC on the edge of Poringland. Carefully enhanced, the property combines spacious family living with quality finishes and thoughtful upgrades. Highlights include a stylish KITCHEN/BREAKFAST ROOM with GRANITE worktops and central island, bespoke WOODEN SHUTTERS throughout the ground floor, a contemporary WOOD BURNER and a landscaped, enclosed rear garden with multiple seating areas. Outside, the detached double garage has been adapted to incorporate a HOME GYM AND WORKSHOP, offering excellent flexibility for hobbies, home fitness or additional storage. With DRIVEWAY PARKING, FOUR WELL-PROPORTIONED BEDROOMS and convenient bus links to Norwich, this is a home that offers space, quality and versatility in a peaceful village setting.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home With Four Ample Bedrooms & Two Bathrooms
- Stylish Kitchen with Central Island/Breakfast Bar & Granite Surfaces
- Principle Bedroom With En-Suite And Blackout Blinds In Two Bedrooms.
- Two Impressive Semi Open-Plan Reception Rooms & Bespoke Wooden Shutters On Ground Floor
- Almost 1200 Sq ft (stms) Of Internal Accommodation
- Landscaped, Enclosed Garden With Indian Sandstone Patio And Separate Seating Areas
- Generous Corner Plot With Excellent Double Garage & Driveway Parking.
- Desirable Cul-De-Sac Setting On The Edge Of Poringland With Bus Links Into Norwich



Situated within the highly sought after South Norwich village of Poringland. The village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

SETTING THE SCENE

Approached using the quiet cul-de-sac on the edge of the village the house can be found on the right hand side with a generous corner plot with landscaped frontage driveway parking and a detached double garage.

THE GRAND TOUR

The welcoming entrance hall leads through to a well-equipped kitchen/breakfast room, featuring modern cabinetry, granite worktops, a central island with breakfast bar and integrated appliances including double ovens, a dishwasher and fridge/freezer. French doors open directly onto the rear garden, making this a natural hub for everyday family life and entertaining. The dining room enjoys a bright dual aspect, with bespoke wooden shutters and an open archway connecting it to the main sitting room. Generously proportioned and filled with natural light from three aspects, the sitting room features a contemporary woodburner set against granite hearth, with double doors opening onto the garden. A ground floor cloakroom completes the accommodation.

Upstairs are four bedrooms, including a dual aspect principle bedroom with fitted wardrobes and an en-suite shower room. Two further double bedrooms and a forth single bedroom provide flexible space for children, guests or working from home. A modern family bathroom completes the first floor.

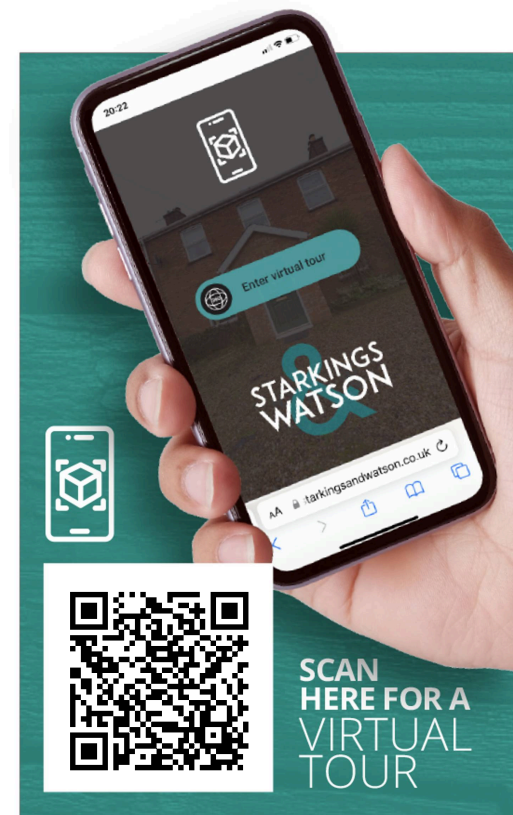
FIND US

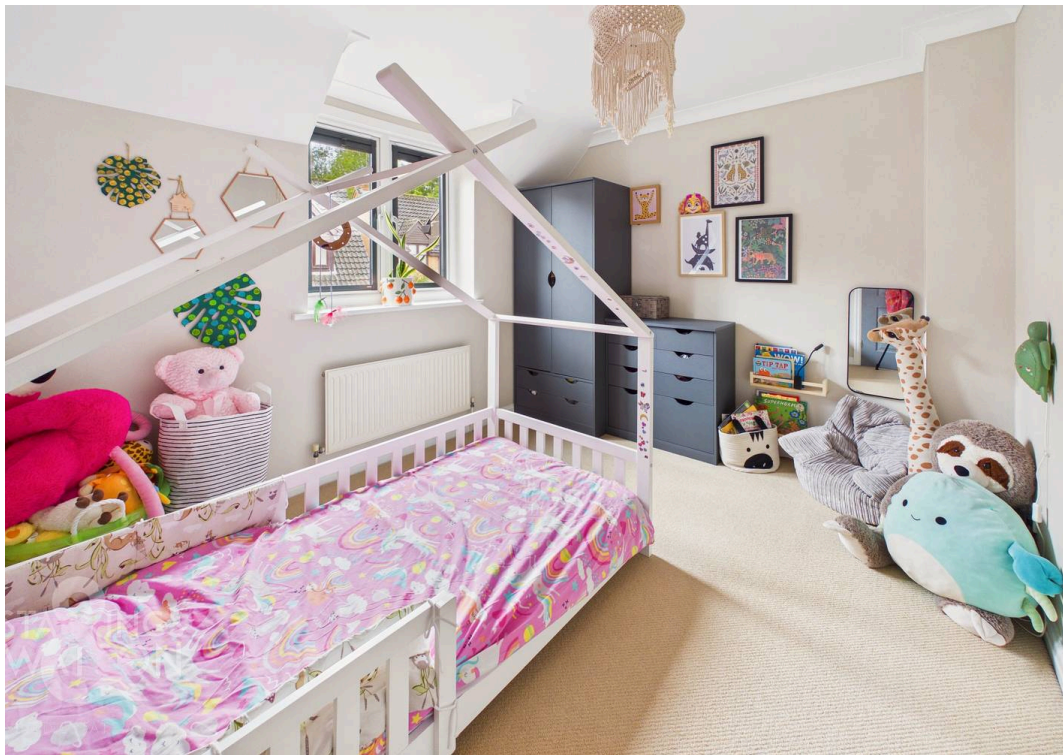
Postcode : NR14 7QN

What3Words : ///schools.dips.replaying

VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.

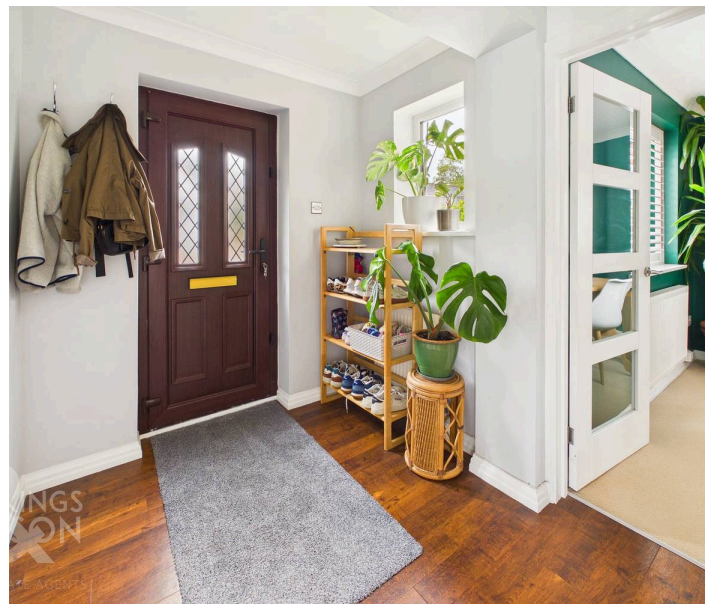






THE GREAT OUTDOORS

The enclosed rear garden has been thoughtfully arranged for both family life and outdoor entertaining. A substantial Indian sandstone patio provides space for outdoor dining, while a separate gravelled seating area offers a lovely spot to enjoy the evening sunshine. Established borders, a lawn and greenhouse add further appeal, with gated access connecting the garden to the front driveway. The detached double garage is a particularly useful feature, currently configured as a home gym and workshop, with LED lighting and a dedicated fuse board. It offers excellent versatility for anyone looking for space to exercise, pursue hobbies or accommodate practical storage needs.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1414 ft²

131.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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