



**Wellesley Close, Poringland, Norwich, NR14 7XH**

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**Wellesley Close, Poringland, Norwich**

New to the market is this beautifully presented three-bedroom semi-detached home located in the heart of Poringland. Offering spacious well-maintained accommodation throughout, perfect for small families, first time buyers, ideal for those who are looking for a village feel.



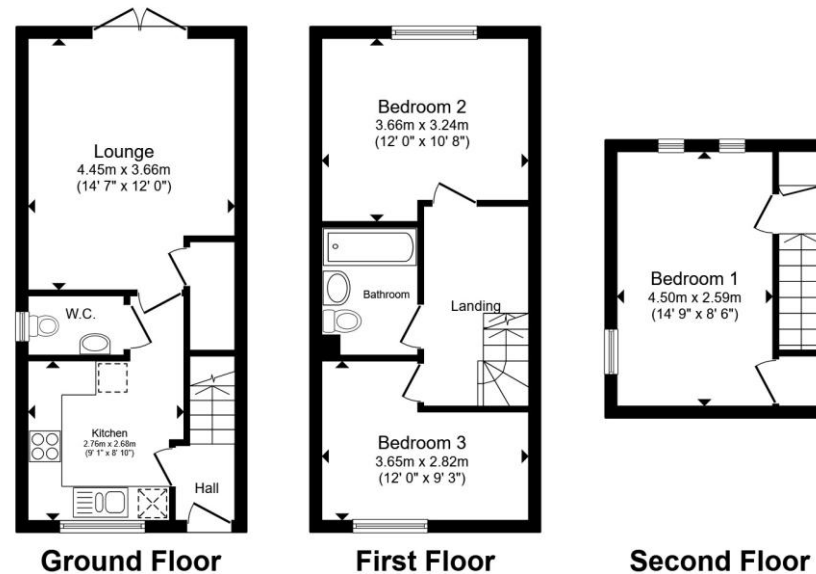
## Description

This modern semi-detached home offers versatile living throughout, with well-proportioned accommodation, ideal to suit a mix of lifestyles.

The ground floor offers a modern fitted kitchen, a spacious and airy lounge/diner ideal for relaxing and entertaining, alongside the added practicality of a convenient downstairs WC. the entrance hall has stairs leading upstairs to the first floor, accommodation two generous sized bedrooms and a modern partially tiled family bathroom. The second floor offers a versatile third bedroom, ideal space for a guest room, home office or additional living space, with the added benefit of built in storage.

To the rear of the property there is a private enclosed rear garden, and ideal space for hosting gatherings and relaxing.

Located in the sought-after village Poringland, just south of Norwich. The area is well regarded for its peaceful, family-friendly setting. Home to an excellent range of local amenities including shops, pubs, multiple healthcare facilities, schools for all ages. Poringland also offers an excellent transport system with regular buses to the city centre as well as surrounding villages.



Total floor area 78.8 m<sup>2</sup> (849 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Wellesley Close, Poringland, Norwich

- Beautifully presented semi-detached home
- Village location
- Three storey living
- Private enclosed rear garden
- Off road parking
- Located in a quiet close

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144360 - 0002

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