



House - Detached

**ALL SAINTS ROAD,
PORINGLAND,
NORWICH
NR14 7TA**

PCM

£1,400

FEATURES

- Four Bedrooms
- Garage
- Electric Car Charger
- Modern Living
- Detached
- Wrap Around Garden
- Off Road Parking
- Converted Summer House



4 Bedroom House - Detached located in Norwich

Description

This four-bedroom detached home is positioned within a small, quiet cul-de-sac. This location is only a short drive from the city and offers local amenities. The property itself is finished to a high standard and offers plenty of living space.

The ground floor comprises of a modern kitchen, WC Cloakroom, separate dining room, large living room with French doors leading into the garden. On the first floor there are four well-proportioned bedrooms, two with built in wardrobes and a modern bathroom. The garden wraps around the entire property with decking on the south facing side, summerhouse which has been used as a home office, large wooden shed and a garage with an electric car charging point.

Kitchen

6'10" x 11'1"

UPVC double glazed window to the front aspect, UPVC double glazed door to the side aspect, range of high and low units with black marble effect worktop, black composite sink and black tiled floor, electric hob and built in oven with drainer and black tiled flooring.

Dining Room

11'1" x 7'10"

UPVC double glazed window to the side aspect, storage cupboard under stairs and wooden flooring.

Living Room

15'5" x 16'8"

UPVC double glazed window to the front aspect, UPVC double glazed french doors leading onto patio and wooden flooring.

WC

4'11" x 2'7"

UPVC double glazed window to the front aspect with privacy glass, low level WC, sink basin with storage, floor to ceiling tiles and wooden flooring.

Bedroom 1

8'10" x 14'1"

UPVC double glazed window to the rear aspect, radiator and carpet to floor.

Bedroom 2

8'10" x 9'6"

UPVC double glazed window to the front aspect, built in wardrobe with mirrored sliding doors, radiator and carpet to floor.

Bedroom 3

6'2" x 9'6"

UPVC double glazed window to the rear aspect, built in wardrobe with mirrored doors, radiator and carpet to floor.

Bedroom 4

6'2" x 8'6"

UPVC double glazed window to the front aspect, radiator and carpet to floor.

Summer House

9'10" x 10'7'3"

Wooden Built Summer house with single glazed half glass door to the front, insulated roof, duel aspect single glazed windows, electric and vinyl flooring.



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Call us on
01603 338433

norwich@thinkproperty.ltd
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**Council Tax Band
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for marketing purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(33-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

