



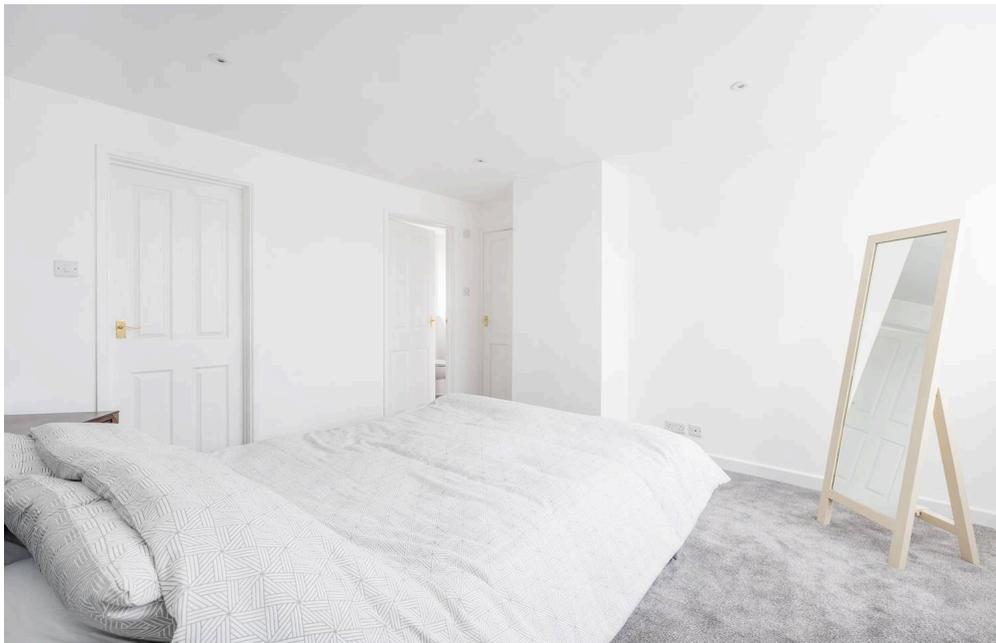
2 Romany Walk, Poringland - NR14 7QZ

£390,000 Freehold

This well-presented 4-bedroom detached house, located on a prime corner plot in a desirable village location, offers a turnkey solution for those looking to move right in. The property boasts a spacious dual-aspect design, with a generous wrap-around garden providing ample outdoor space. With a well-appointed kitchen and ample living areas, this home is perfect for modern family living. The motivated vendor offers this excellent opportunity for anyone seeking a stylish and comfortable home.

Location

Romany Walk, Poringland, is located in a desirable village with easy access to local amenities, including shops, schools, and recreational facilities. The village is well-connected, offering good road links to nearby Norwich, making it an ideal location for those looking for a convenient rural setting with city access. Surrounded by beautiful countryside, this location offers a peaceful environment while remaining close to everything you need. With a strong sense of community and a range of local services, Poringland provides a perfect place for both families and professionals.

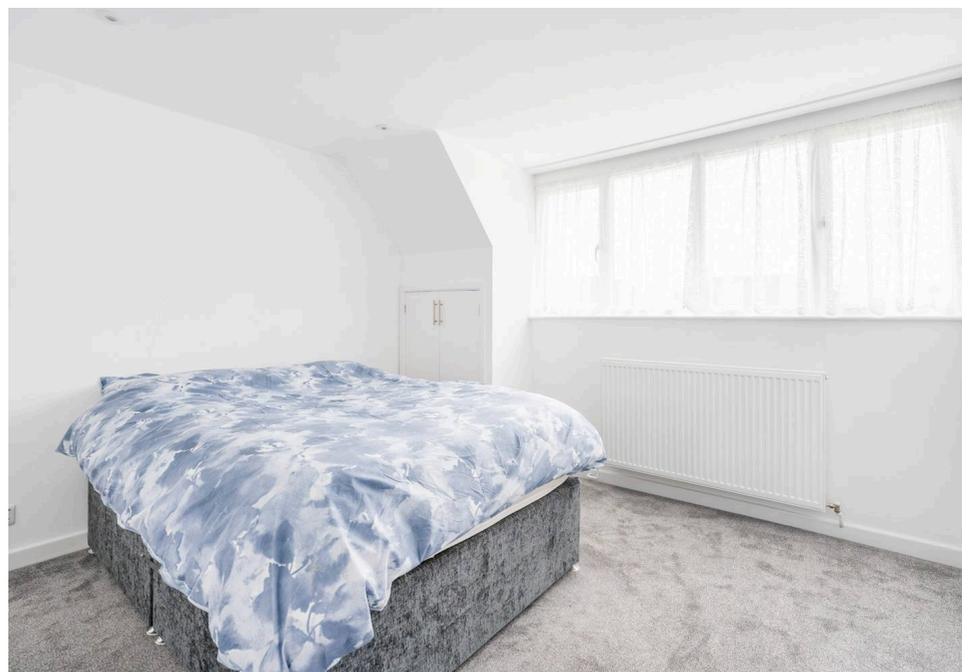
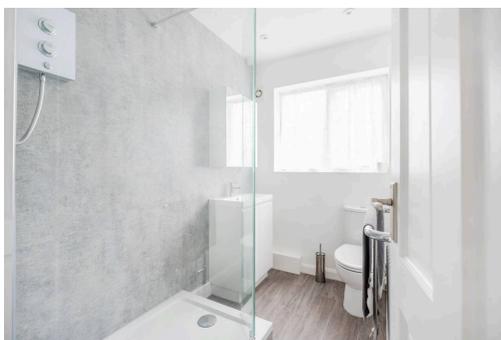


Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central heating

Tax council Band-D



Romany Walk, Poringland

Upon entering, you're welcomed by a hallway with built-in cupboards for easy storage. To the left, the spacious reception room features large windows that fill the room with natural light, complemented by a striking wood burner as a central feature.

The spacious fitted kitchen/diner is well-equipped, with integrated appliances, ample cupboard space, generous countertops, and an island for casual dining. A door from the kitchen leads to the expansive garden, providing great space for outdoor enjoyment.

On the ground floor, a well-sized bedroom on this floor adds flexibility, perfect for various living arrangements. The stylish family bathroom has a modern design, complete with a shower.

Upstairs, you'll find three generously sized double bedrooms, two of which include built-in wardrobes for added storage. The shower room on this floor is accessible from both the landing and the master bedroom, offering privacy and convenience.

Additionally the property benefits from double glazing and radiator heating throughout.

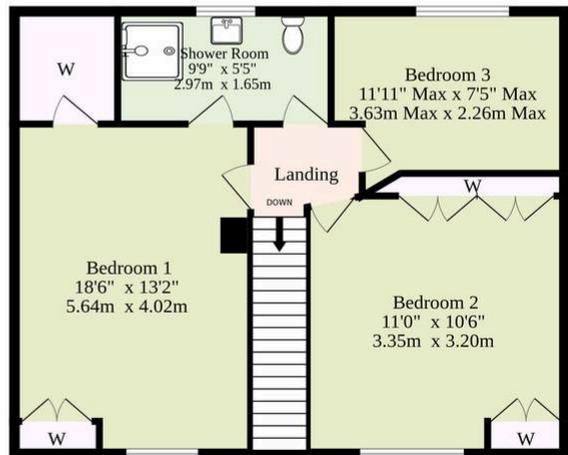
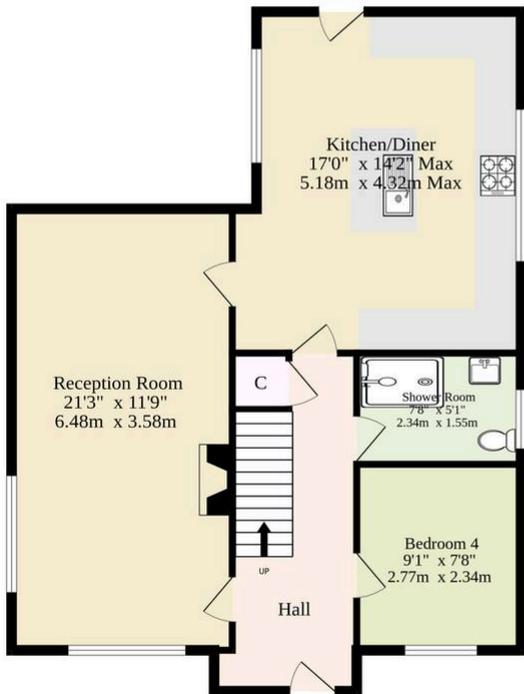
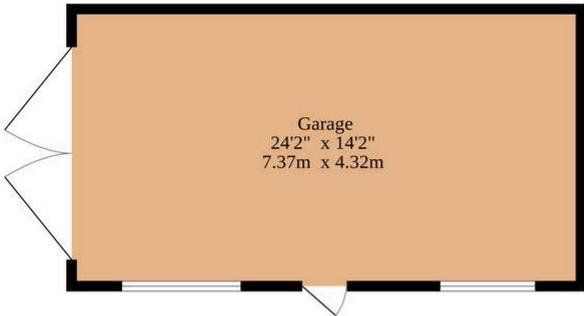
Outside, the large wrap-around garden offers plenty of space for outdoor relaxation.

The property provides off-road parking for up to three vehicles, with both a driveway and garage. The detached garage, which is versatile in use, can serve as a home office, studio, or workshop, offering excellent potential for a variety of needs.



Ground Floor
1038 sq.ft. (96.4 sq.m.) approx.

1st Floor
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

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 illustrative 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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