

## 39 Norwich Road, Poringland

£345,000 Freehold

Extending just over 1,500 sq. ft., this spacious four-bedroom semi-detached home is perfectly positioned in a sought-after village location, offering a flexible layout ideal for family living. The property boasts two reception rooms, an L-shaped kitchen/dining area, a study and a converted garage, providing plenty of room for modern living. Upstairs, four well-sized bedrooms are served by a family bathroom featuring both a bath and separate shower cubicle. The large rear garden offers a patio area, expansive lawn, and practical storage options, including a timber pergola and greenhouse. A spacious driveway and gated side access complete this wonderful home, located close to local amenities and with easy access to the city centre.



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### The Location

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Central to the community is the Poringland Community Centre, a hub for social activities and events. Poringland also boasts several amenities including local shops, schools, a library, and a variety of pubs and restaurants, which add to its vibrant yet peaceful atmosphere. Poringland is an attractive destination for those seeking village life while being within easy reach of the bustling city of Norwich.

### Norwich Road

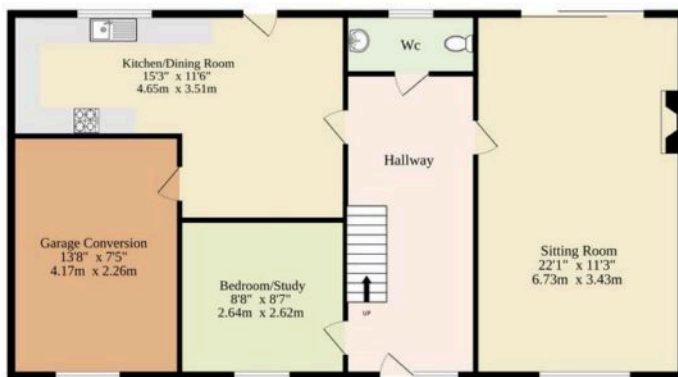
Positioned in a popular village setting, this spacious four-bedroom semi-detached home offers over 1,500 sq. ft. of living space and has been extended to provide a versatile and well-balanced layout. With two reception rooms, a large garden, and a converted garage space, this property is ideal for growing families or those in need of extra flexibility.

Upon entering, the hallway provides a warm welcome, with stairs leading to the first floor and stylish wood-effect flooring for easy upkeep. A study to the front of the property offers the perfect spot for home working, while the generously sized 22' sitting room benefits from a dual aspect, a feature open fireplace, and patio doors opening onto the rear garden.

The heart of the home is the L-shaped kitchen/dining room, which boasts ample storage, integrated appliances, and space for a family dining table, making it a fantastic social hub. A ground-floor WC adds further practicality, while internal



**Ground Floor**  
903 sq.ft. (83.9 sq.m.) approx.



**1st Floor**  
601 sq.ft. (55.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1504 sq.ft. (139.7 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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