



Minors & Brady



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5 Hardesty Close, Poringland - NR14 7RL

£325,000 Freehold

Welcome to this spacious four-bedroom detached bungalow, located in a peaceful residential area at the end of a quiet cul-de-sac, with excellent transport links to Norwich. With no onward chain, this property is ready to move into and make your own. Featuring a large lounge with a charming feature fireplace, an open-plan kitchen/diner, a cosy sunroom, and a family bathroom with a corner bath and overhead shower, it offers comfortable living throughout. The property has been thoughtfully extended to provide even more space. Outside, you'll find an enclosed rear garden, a front lawn, and off-road parking with a garage and carport. The property is also close to local amenities, including schools, shops, and green spaces, offering both convenience and comfort.

Location

Hardesty Close in Poringland offers a peaceful and convenient location with excellent transport links to Norwich and nearby areas. The area is known for its quiet, residential atmosphere, providing a perfect setting for families and those looking for a peaceful retreat with easy access to local amenities, including schools, shops, and green spaces. With nearby parks, countryside walks, and recreational facilities, this location is ideal for those who enjoy outdoor activities while still being close to the city for work and leisure. The community has a welcoming feel, making it an attractive choice for those seeking a balanced lifestyle.



Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- C



Hardesty Close, Poringland

Upon entering through the porch, you step into the heart of the home – an open plan kitchen/diner featuring a range of white fitted cupboards and ample counter space, perfect for family meals or entertaining guests. Beyond this space lies a cosy sunroom with access to the enclosed rear garden, offering a peaceful space to enjoy the outdoors.

The property boasts a generously sized lounge area, flooded with natural light and enhanced by a charming feature fireplace with brick surround, providing a welcoming space for relaxing evenings with loved ones.

This bungalow includes four well-proportioned bedrooms, three of which are doubles complete with built-in wardrobes for added storage solutions. The single bedroom offers versatility as a child's room, home office, or guest accommodation, catering to a range of lifestyle needs.

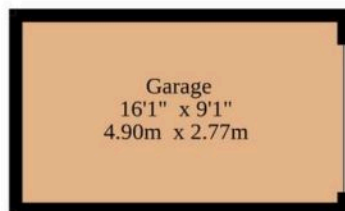
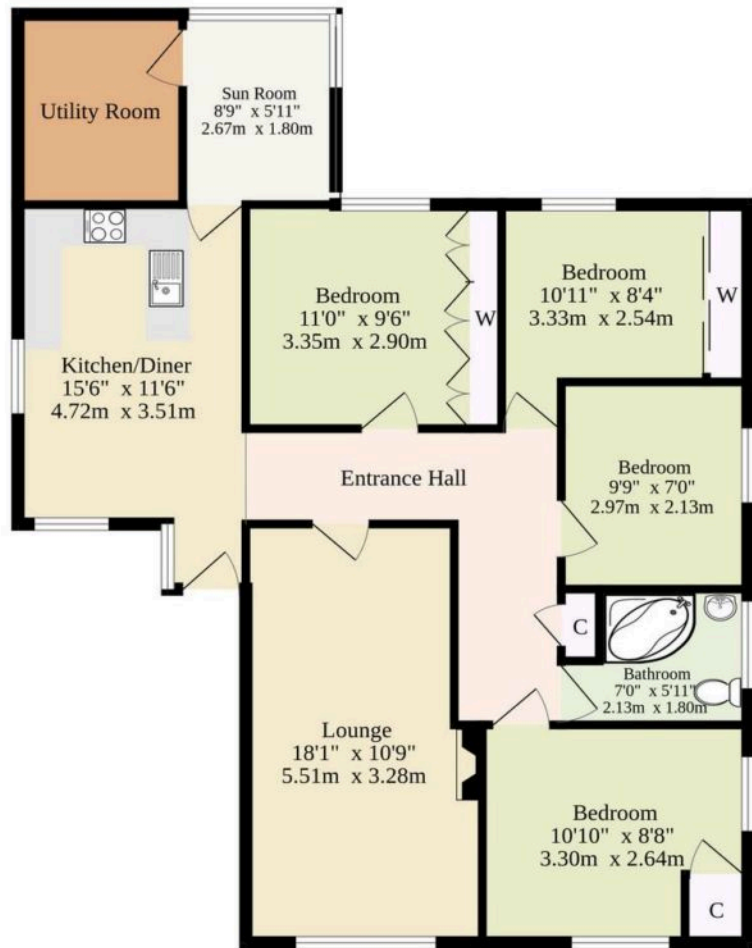
Completing the internal layout is a family bathroom featuring tiled walls and a corner bath tub with an overhead shower attachment, providing a functional space for daily routines.

Outside, the private, enclosed rear garden is a great space for outdoor activities and enjoying the fresh air. To the front, the garden is laid to lawn, creating a neat and welcoming entrance.

A garage and carport provide ample off-road parking, ensuring convenience for multiple vehicles.



1219 sq.ft. (113.2 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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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