



19 Norwich Road, Poringland

In Excess of £290,000

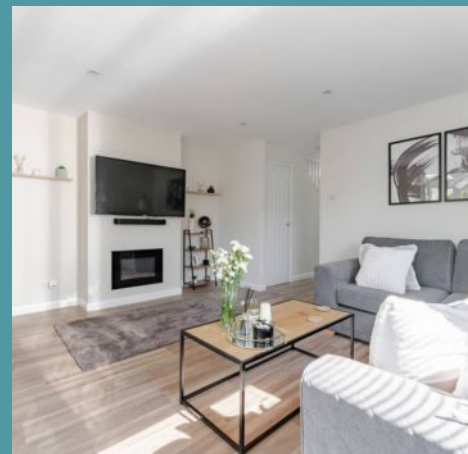
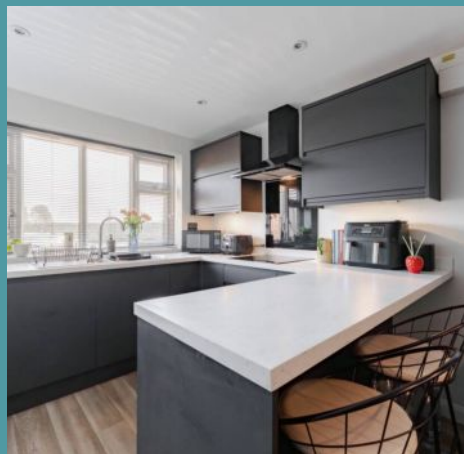
19 Norwich Road

Poringland, Norwich

Introducing this stunning semi-detached house set in the quaint Norfolk village of Poringland, a short distance away from the city centre of Norwich. Fully renovated to a high standard, this home is perfect for someone looking to move straight in. Showcasing a contemporary kitchen, a spacious sitting room, a light-filled orangery, two double bedrooms and a modern bathroom. Externally, you will find a maintained garden, a converted garage with storage space and a studio, as well as a driveway for off-road parking. Don't miss the chance to acquire this home and experience all it has to offer.

Location

Poringland is a village located in the South Norfolk district of Norfolk. Situated approximately 5 miles southeast of Norwich, it offers a mix of rural charm and convenient access to the city. The village is primarily residential, surrounded by open countryside and farmland, making it an attractive spot for those seeking a quieter, more rural lifestyle while still being close to urban amenities. Poringland has a range of local services, including shops, schools, and public transport links, making it a well-connected and self-sufficient community. It's a place that combines peaceful village life with the advantages of nearby city living.



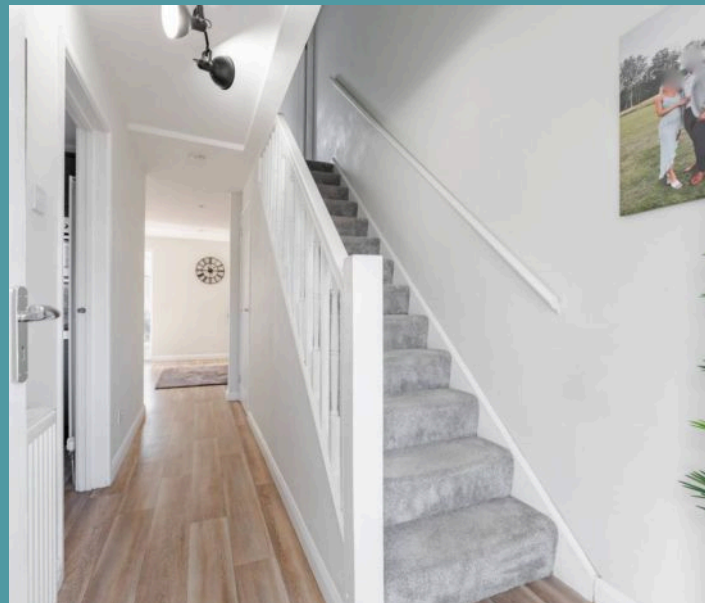


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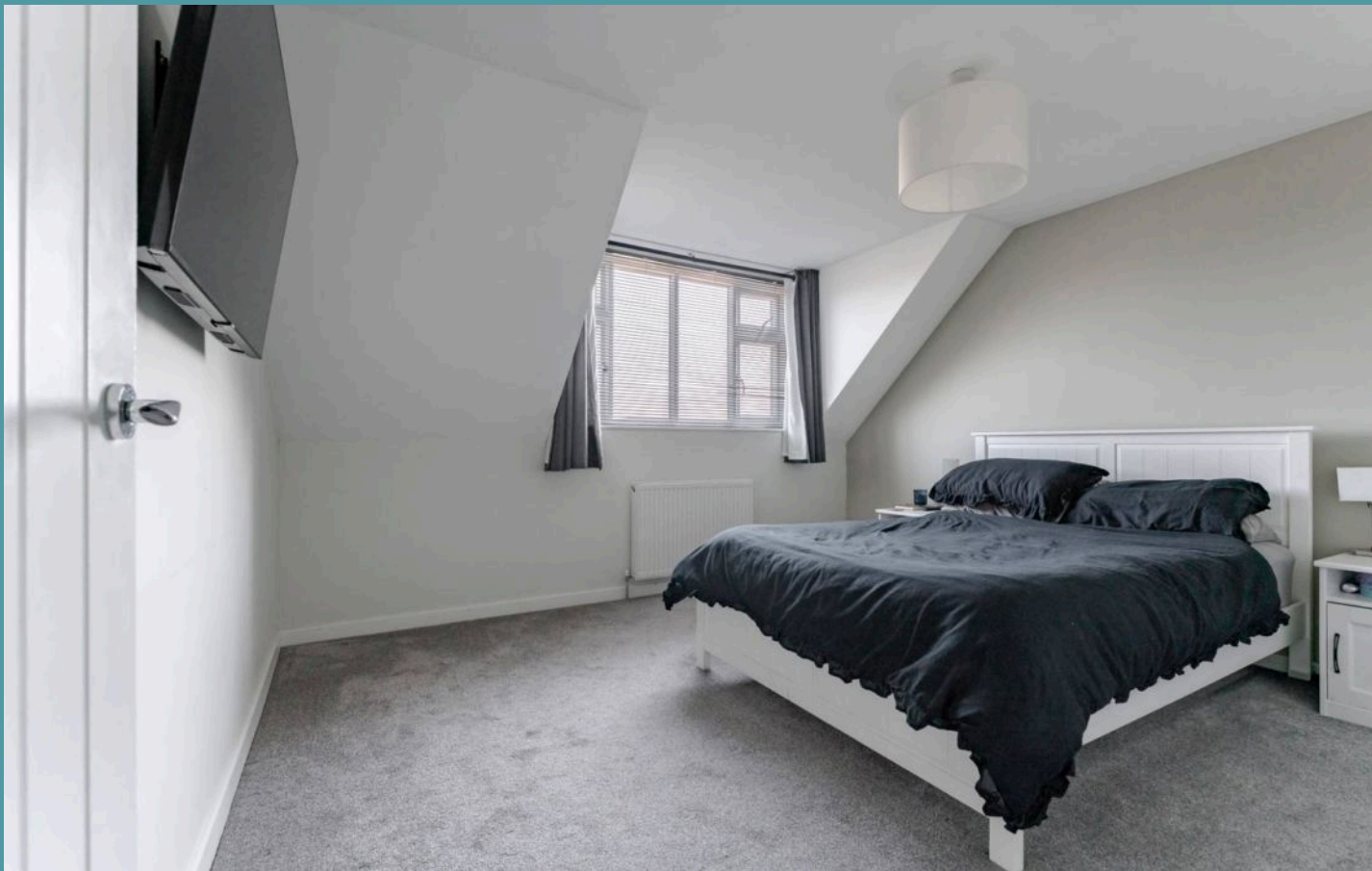
Poringland, Norwich

Upon entering the residence, you are welcomed by a bright and airy entrance hall. Positioned at the front of the residence is a kitchen equipped with high-quality fixtures and fittings, including sleek wall and base units, integrated appliances, a breakfast bar and plenty of storage space, to elevate your cooking experience.

Moving into the inviting sitting room, that is accentuated by a modern gas fireplace, inviting relaxation and entertaining. The versatile orangery seamlessly extends the living space, showcasing double doors that lead out into the garden and a skylight that floods the room with an abundance of natural light. It encourages intimate family meals and gatherings with loved ones, or alternately can be utilised as a home office, playroom or snug.



Ascend to the first floor, where you will find two double bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The upper floor is complete with a bathroom, comprising of a contemporary suite, accommodating all residents in the household.



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Towards the rear is a enclosed garden with a patio area for your outdoor seating arrangements and a maintained lawn. Practicality meets convenience with a driveway that offers off-road parking, as well as a garage that has been cleverly converted into a studio/storage space, catering to a variety of needs and preferences.

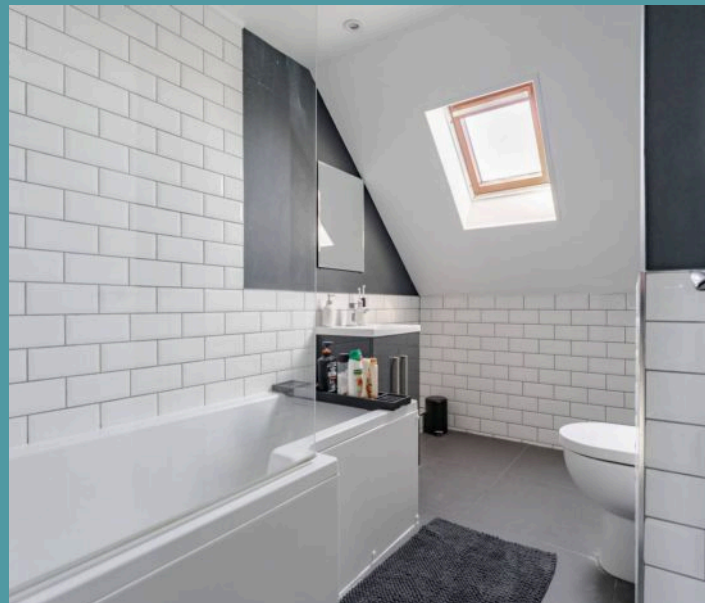
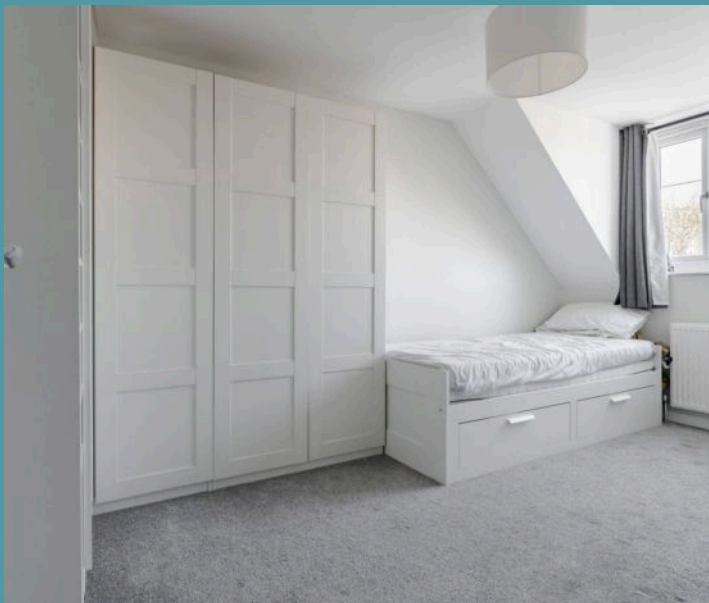
Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council tax band: C





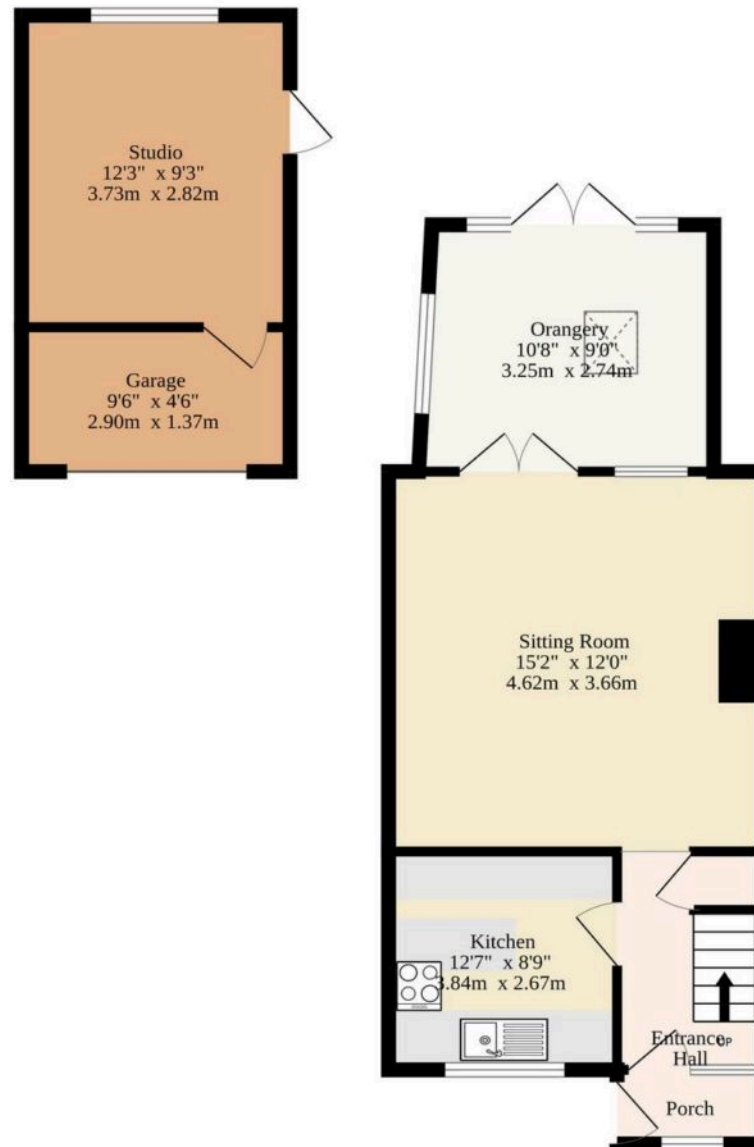
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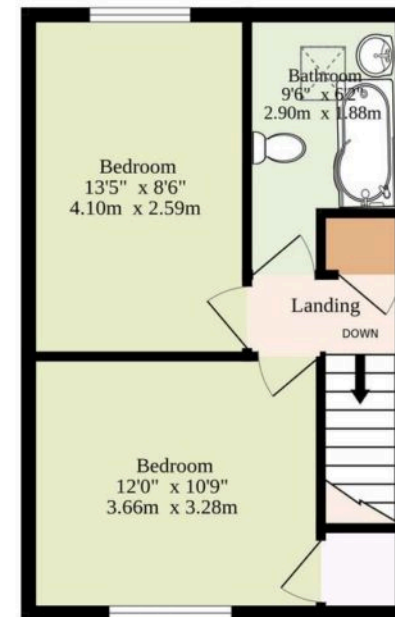
- Semi-detached residence in the Norfolk village of Poringland, on the outer skirts of the city centre of Norwich
- Fully renovated with a contemporary design, to adapt to a modern lifestyle
- Kitchen equipped with high-quality fixtures and fittings, including wall and base units, integrated appliances and storage, to elevate your cooking experience
- Light and airy sitting room, accentuated by a gas fireplace, inviting relaxation and entertaining
- Versatile orangery that extends the reception space, flaunting double doors and a skylight that fills the room with an abundance of natural light
- Two double bedrooms and a bathroom
- Maintained garden with a patio area and a lawn, fully enclosed for privacy and seclusion
- Driveway providing off-road parking and a garage that has been converted into a studio/storage space
- Close to local shops, schools, transport links and healthcare facilities



Ground Floor
648 sq.ft. (60.2 sq.m.) approx.



1st Floor
314 sq.ft. (29.2 sq.m.) approx.



Sqft Includes The Garage And Studio

TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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