



4 Fitzgerald Road, Poringland

Norwich



Minors & Brady

4 Fitzgerald Road

Poringland, Norwich

A village setting paired with a great opportunity for comfortable living, this well-kept mid-terrace home in Poringland offers a practical mix of space and convenience. Just five miles south of Norwich, it sits in a friendly community with a good range of local amenities and easy access to the surrounding countryside. Inside, the property includes a spacious sitting room, an open-plan kitchen/dining area, and two well-sized bedrooms upstairs. A re-fitted bathroom and newly installed windows and doors (July 2024) add to the property's solid, move-in-ready condition. The rear garden is generous yet easy to maintain, with a patio area and access to a single garage. A private driveway to the front adds useful off-road parking, making this an ideal choice for anyone looking for a straightforward, low-maintenance home in a well-connected village.

- Well-presented mid-terrace home situated in the sought-after village of Poringland, offering a comfortable and practical layout ideal for a range of buyers
- Recently upgraded with new windows and doors (July 2024), enhancing energy efficiency and appearance
- Spacious sitting room positioned at the front of the property, offering a welcoming atmosphere with plenty of natural light
- Open-plan kitchen/dining area to the rear, providing room for everyday dining and entertaining, with direct access to the rear garden



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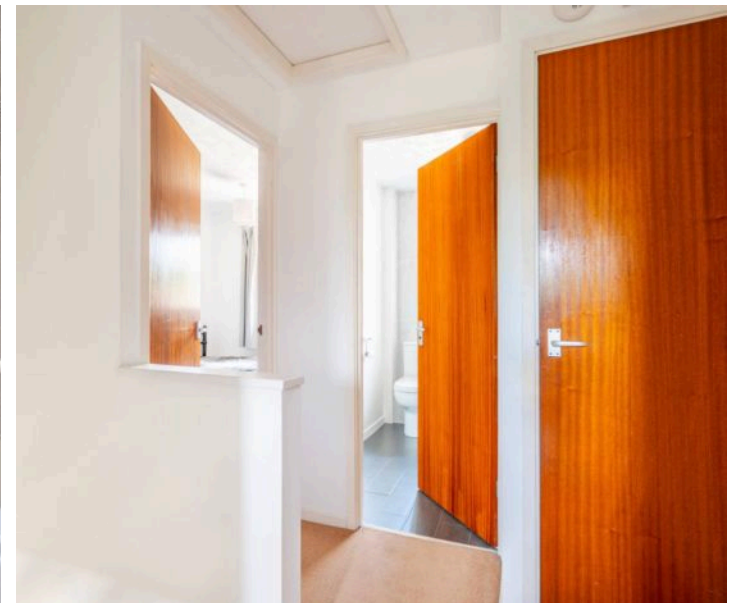
Poringland, Norwich

The Location

Poringland is a well-loved village nestled just five miles south of Norwich, offering a wonderful mix of rural charm and everyday convenience. Set amid the gentle Norfolk countryside, it's a great spot for walkers, dog owners, and anyone who enjoys getting outdoors, with scenic footpaths and green spaces on the doorstep.

The village itself has grown in recent years but still retains a strong sense of community, with a popular community centre at its heart hosting classes, clubs, and events for all ages.

Local amenities are plentiful, including a supermarket, farm shop, post office, GP and dental surgeries, a library, and a range of eateries and takeaways. Families benefit from well-regarded schools and safe, friendly neighbourhoods, while commuters enjoy easy access to the A146 and regular bus links into Norwich. Whether you're after countryside peace, a family-friendly environment, or a welcoming place to put down roots, Poringland offers the best of both worlds.



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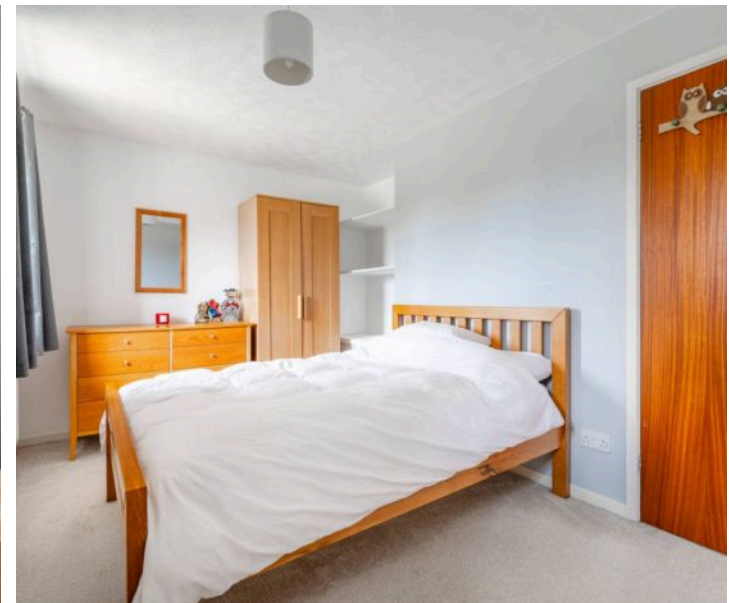
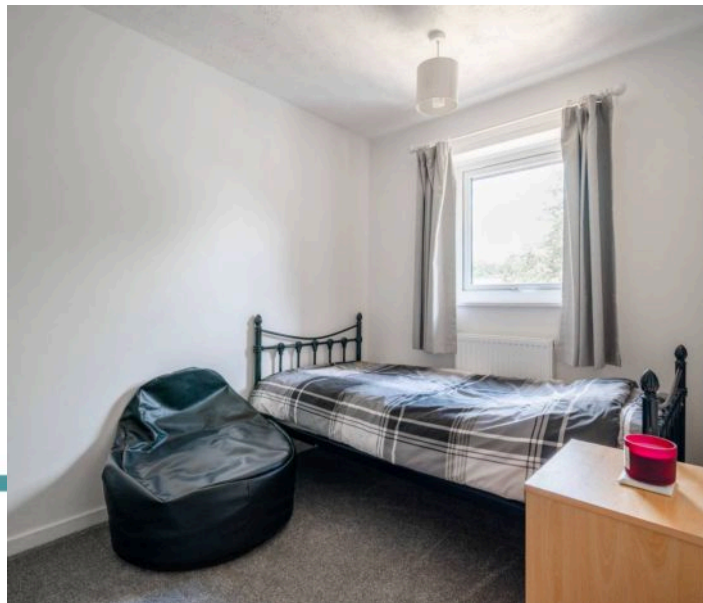
Poringland, Norwich

Fitzgerald Road, Poringland

Located in the sought-after South Norwich village of Poringland, this immaculately presented mid-terrace home offers spacious and stylish living, ideal for first-time buyers, young families or those looking to downsize. Finished to a high standard throughout, the property benefits from newly fitted windows and doors (July 2024), along with gas-fired central heating.

The property opens with a welcoming entrance porch providing storage and access to the main living space. The sitting room is generously proportioned, featuring a fitted carpet, front-facing window allowing for natural light, and a staircase rising to the first floor. To the rear, an open-plan kitchen/dining room creates a practical and sociable heart to the home. The kitchen is well-equipped with a range of wall and base units, ample worktop space, and provisions for various appliances. There is plenty of room for a dining table, and a door leads directly out into the rear garden.

Upstairs, the home comprises two spacious bedrooms – a generous double bedroom to the front with twin windows, and a second well-sized room overlooking the rear garden. The modern, re-fitted bathroom features a sleek three-piece suite, including a panelled bath with shower over, contemporary tiling, and a heated towel rail.



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Externally, the rear garden is a particular highlight. Designed for low maintenance and outdoor enjoyment, it offers a generous lawn and a patio area. A secure gate leads to a shared pathway with direct access to the property's single garage, which includes an up-and-over door and additional storage space.

To the front, a neat lawned area adds to the home's kerb appeal, while a private driveway provides convenient off-road parking in addition to the garage. This is a smart, easy-to-maintain home in a well-connected village location.

Agents Note

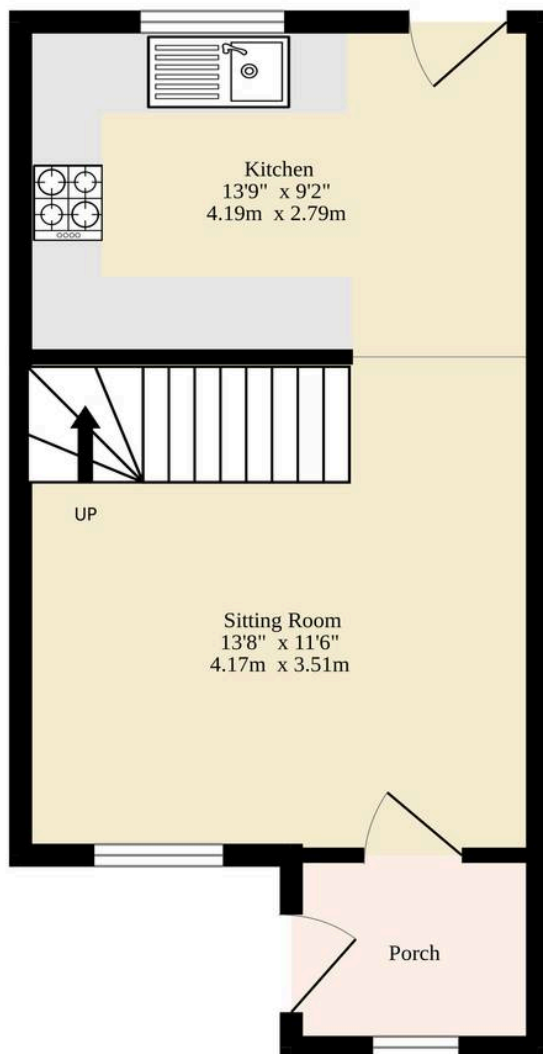
Sold Freehold

Connected to all mains services.

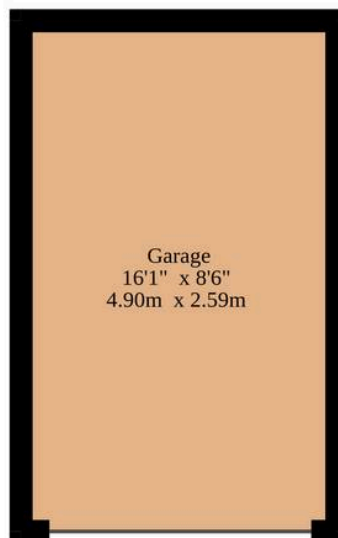
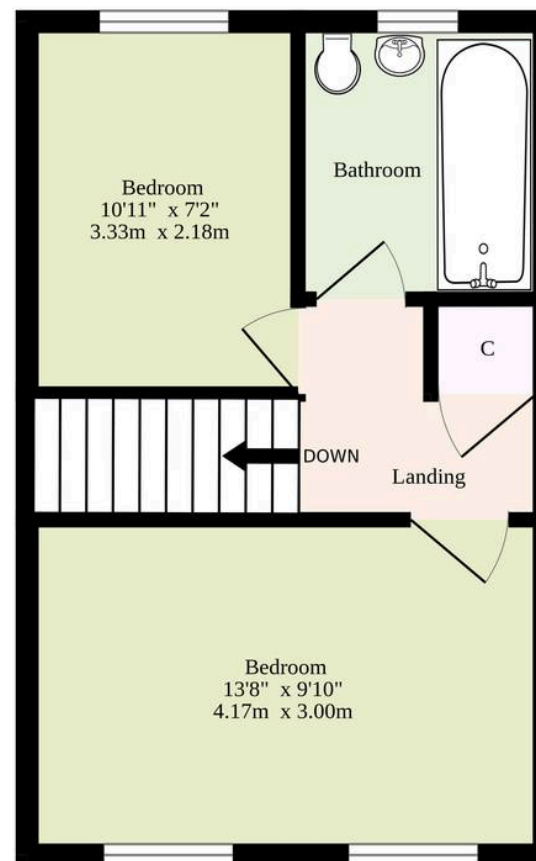


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Ground Floor
426 sq.ft. (39.6 sq.m.) approx.



1st Floor
291 sq.ft. (27.0 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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