



120 The Street, Poringland

Norwich



Minors & Brady

120 The Street

Poringland, Norwich

Where brick, beam, and light quietly meet, a cottage waits with stories in every corner. Inside, a country-style kitchen with brickwork flooring and tiled backsplash sets a warm, homely tone. The sitting room, framed with beams and a herringbone-detailed inglenook fireplace, is both cosy and inviting, with French doors opening to the garden and stairs tucked away behind a latch door adding to the charm. Upstairs, two double bedrooms and a period-style bathroom with a roll-top bath continue the rustic yet stylish feel. The landscaped garden offers space for entertaining, with thoughtful touches adding beauty at every turn. With parking close by, this is a home that blends history and comfort in perfect measure. Every corner reflects the care and style of its current owner, making it a truly special place to live.

- Charming cottage with rustic character and modern touches
- Country-style kitchen with brickwork-designed flooring and tiled backsplash
- Cosy sitting room featuring rich overhead beams and a herringbone-detailed inglenook fireplace
- French doors opening directly onto the landscaped garden
- Stairs tucked away behind a latch door with a rope-detailed handrail
- Two generously sized double bedrooms with exposed beams and stripped wood floors
- Period-style bathroom with freestanding roll-top bath
- Landscaped rear garden with lawn and patio
- Parking spaces conveniently located near to the property
- Every detail thoughtfully curated by the current owner, blending charm and comfort



THE CIRCUS



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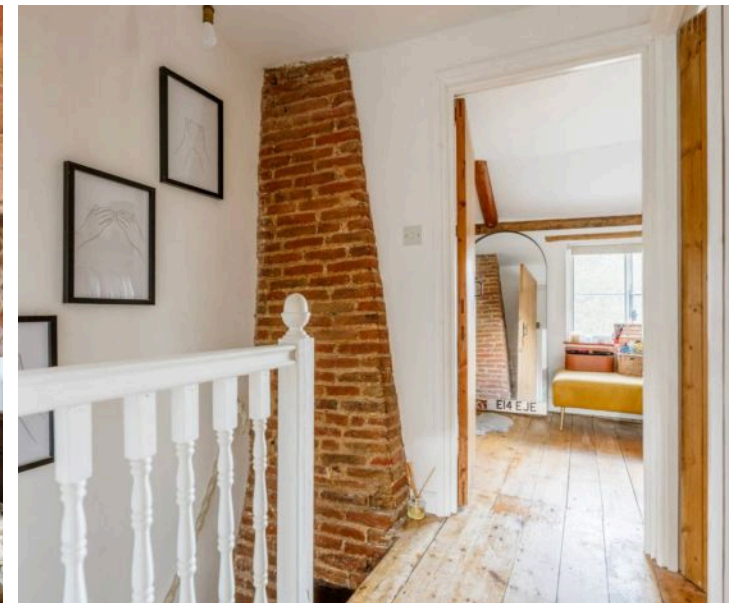
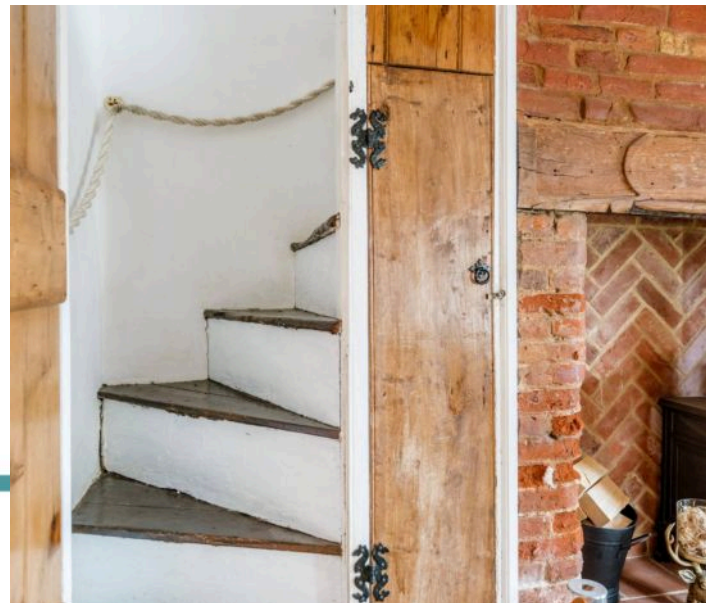
The Location

Poringland is a lovely village just five miles south of Norwich, offering the perfect mix of countryside charm and everyday convenience. With its blend of characterful thatched cottages, modern homes, and green open spaces, it has a warm and welcoming feel.

At the heart of the community is the popular Poringland Community Centre, which hosts a wide range of social events and activities. The village is well-served with local shops, a Tesco Express, a One Stop, schools, a library, and a great choice of pubs and restaurants – including the much-loved Zak's – giving it a lively yet relaxed atmosphere.

For anyone wanting the best of both worlds, Poringland is ideal. There's easy access to the A47 for commuting, quick routes into the city centre and Riverside, and Norwich train station is also within easy reach. It's a wonderful place to call home.

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Placed at the end of a quiet private lane, this beautifully presented end-terrace cottage blends rustic character with thoughtful modern touches. From the moment you step inside, it's clear this is a home where heritage and comfort live side by side.

The heart of the home is a charming country-style kitchen, with brickwork-designed flooring underfoot and a tiled backsplash that ties the space together. Natural textures and warm finishes make it perfect for everyday living or sharing a relaxed breakfast.

From here, a step through brings you into the cosy sitting room, rich in overhead beams and centred around a striking inglenook fireplace, complete with herringbone brick detailing and a multi-fuel stove.

French doors open directly onto the garden, flooding the room with natural light and creating a seamless flow to the outdoors.

The stairs are cleverly tucked away behind a traditional latch door, with a rope-detailed hand-rail adding to the charm. As you reach the landing, the exposed brick chimney breast greets you, weaving upwards and reminding you of the home's timeless character.



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Upstairs, two generously sized double bedrooms continue the rustic theme with stripped wood floors, exposed brickwork, and beams that add a sense of authenticity.

The bathroom is styled with period detailing and a freestanding roll-top bath, the perfect place to unwind after a long day.

Outside, the gardens have been landscaped with a lawn framed by patios designed for entertaining. While parking spaces just beyond ensure life here is as practical as it is charming.

This is a home where every detail has been thoughtfully considered, balancing traditional cottage charm with stylish finishing touches by the current owners.

Agents Note

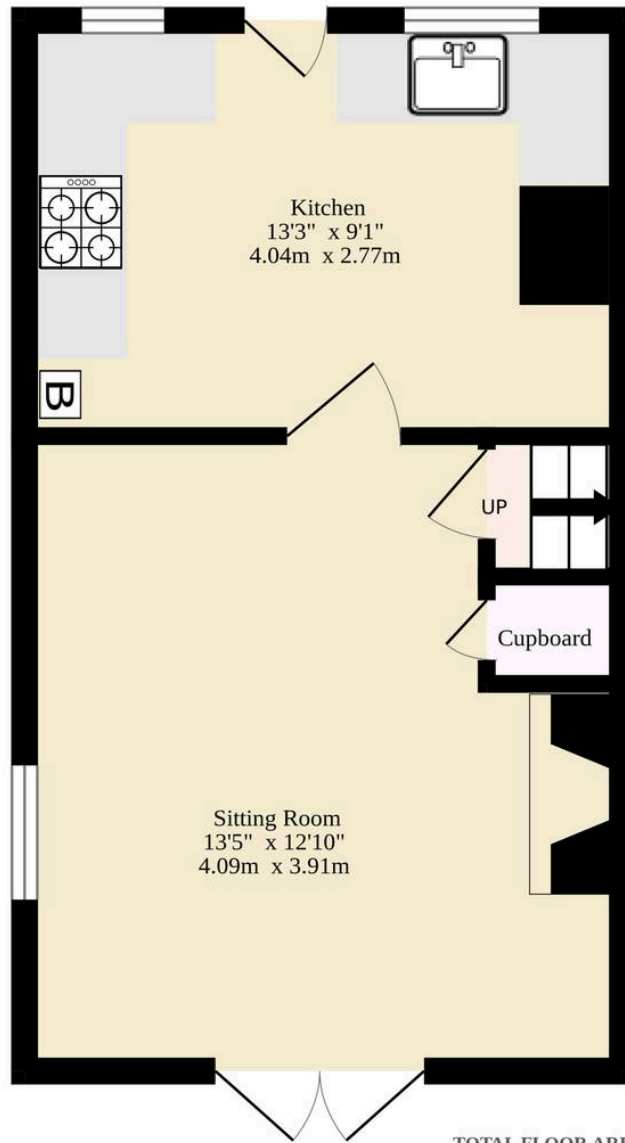
Sold Freehold

Connected to all mains services

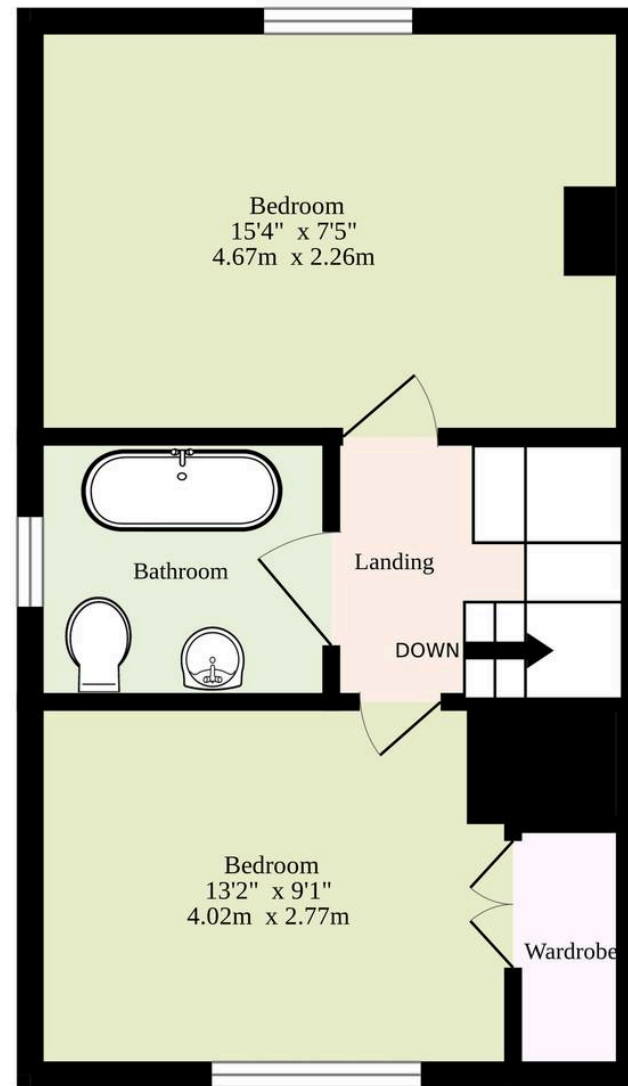


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Ground Floor
302 sq.ft. (28.1 sq.m.) approx.



1st Floor
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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Dreaming of this home?

Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

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