



10 Neale Avenue, Poringland

Norwich



Minors & Brady

Built in 2019, this striking red brick home stands apart, bold, refined, and full of personality. Beyond its modern build lies a space layered with detail and character, every finish intentional, every corner designed to impress. The resin driveway, landscaped garden, and seamless indoor-outdoor flow set the stage for effortless living. Inside, the open-plan layout captures light and energy, while the kitchen delivers sleek functionality with understated style. Upstairs, the mood shifts to calm sophistication, bedrooms that flex with purpose, from a stylish office to a walk-in wardrobe that feels more boutique than domestic. The loft suite takes things further: dark, atmospheric, and meticulously crafted, it's a space that redefines modern comfort. Gold accents, acoustic panelling, and air conditioning elevate it to something truly special. Outside, the pergola, outdoor bar setup, and ambient lighting create an entertainer's dream, a lifestyle, not just a home. With no onward chain and a finish that's anything but ordinary, this is a property that makes a statement without needing to shout.

- Bold red brick frontage built in 2019, modern design meets timeless confidence
- Interiors curated with style and intention, every finish tells a story
- Resin driveway with sleek tandem parking for three, polished practicality
- Open-plan living and dining zone flowing effortlessly to the garden
- Contemporary kitchen with integrated appliances and clean, minimalist cabinetry
- Primary suite with built-in wardrobes and an ensuite designed for indulgence
- Dramatic loft conversion, moody tones, acoustic panelling, ambient glow and air con
- Landscaped garden built for good times, pergola, outdoor fridges and TV set-up
- Garage reimaged as a versatile studio space, creative, functional and sharp

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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.

Poringland benefits from excellent schools and amenities, along with good public transport and regular bus links into Norwich. The city centre is just a 10-minute drive away, and there's easy access to the A47 for commuting, with Norwich train station also within easy reach. For anyone wanting the best of both worlds, Poringland is ideal – a wonderful place to call home.



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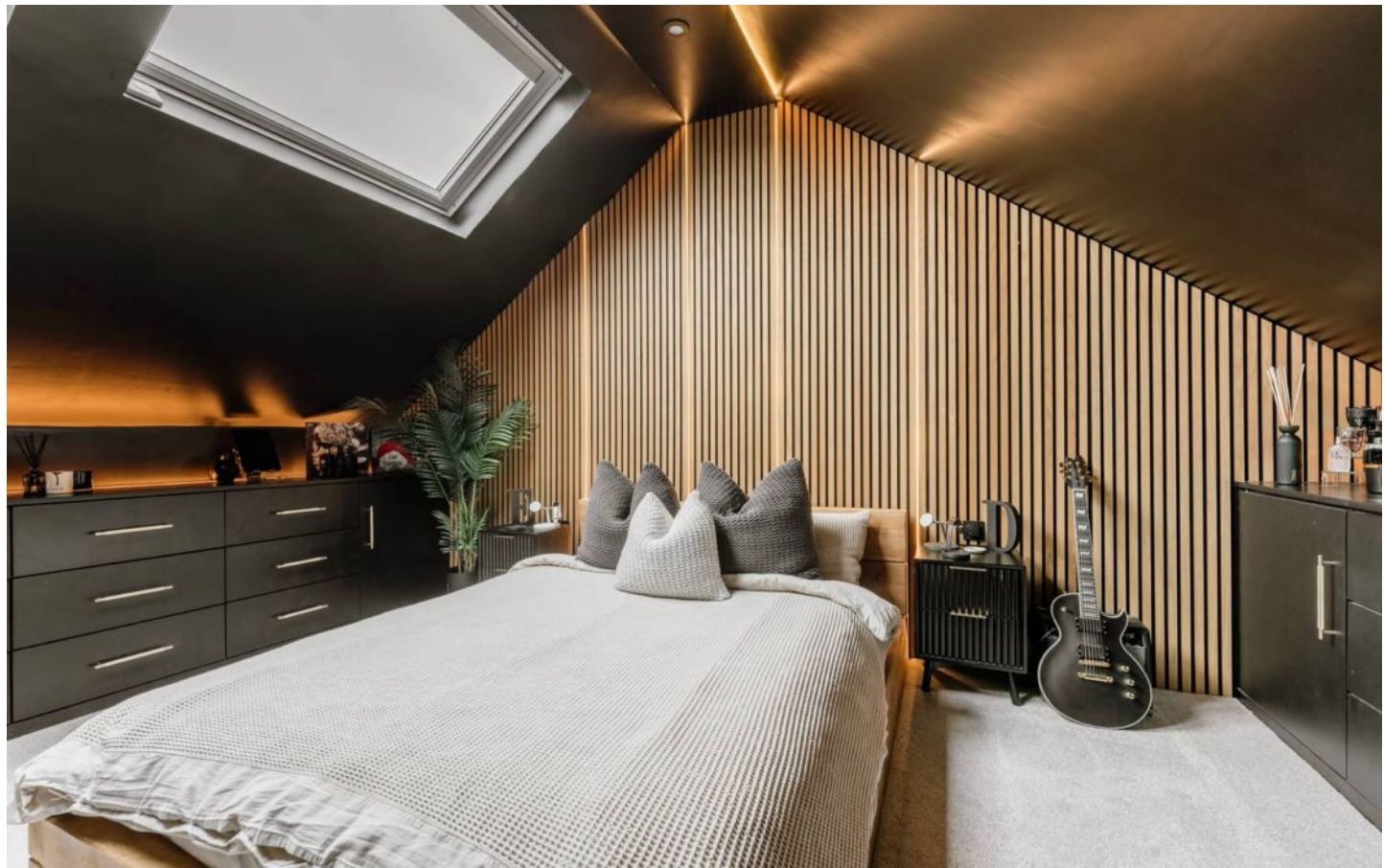
Neale Avenue, Poringland

Built in 2019, this striking red brick family home combines the quality of modern construction with an undeniable sense of style and personality. Unlike so many new builds, this home has been thoughtfully enhanced and beautifully finished by its current owners, every detail has been considered, every space refined. The result? A home full of character, warmth, and lifestyle appeal.

From the moment you arrive, the resin driveway (with tandem parking for three cars) sets the tone for what's to come. Step inside and you'll find a welcoming hallway, a convenient ground-floor WC, and a large open-plan sitting and dining room. Flooded with natural light and finished to an exceptional standard, this space flows effortlessly through French doors onto a landscaped garden designed for both relaxation and entertaining.

The kitchen is sleek and practical, with light cabinetry, integrated appliances, and everything you'd expect from a modern, well-equipped home.

Upstairs, the home continues to impress. The master bedroom features built-in wardrobes and a private ensuite shower room. The main family bathroom is fresh and modern, serving the additional bedrooms, each thoughtfully designed with flexibility in mind. One bedroom currently serves as a smart home office, while another has been transformed into an incredible walk-in wardrobe, complete with custom lighting for a touch of boutique luxury.



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Ascend once more and you'll discover the showstopping loft conversion, a statement in design and comfort. With dark, moody tones, acoustic panelling and ambient lighting, this space offers a sophisticated retreat that's equal parts cool and calming.

Air conditioning ensures year-round comfort, while the ensuite shower room mirrors the sleek monochrome aesthetic, accented with gold details for a truly high-end finish.

The rear garden is a true highlight, a low-maintenance haven that's perfect for hosting. With a large pergola, outdoor fridges and a TV, this is an entertainer's dream space, ready for long summer evenings and get-togethers with friends and family.

The converted garage adds even more versatility: part stylish studio, part storage, and fully adaptable to your needs.

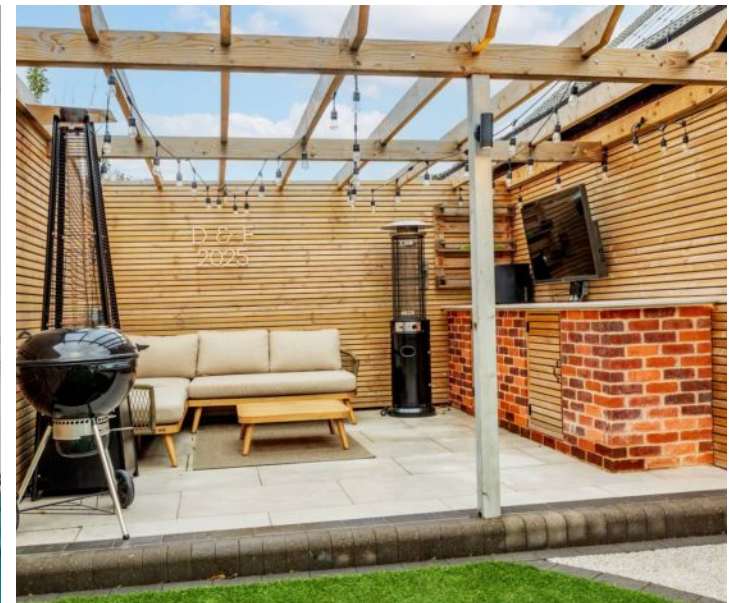
Offered with **no onward chain**, this home is ready for its next chapter. Immaculately presented and loved, it's a property you can move straight into and enjoy from day one, a home that balances modern living with standout style, and a space that truly has it all.

Agents Note

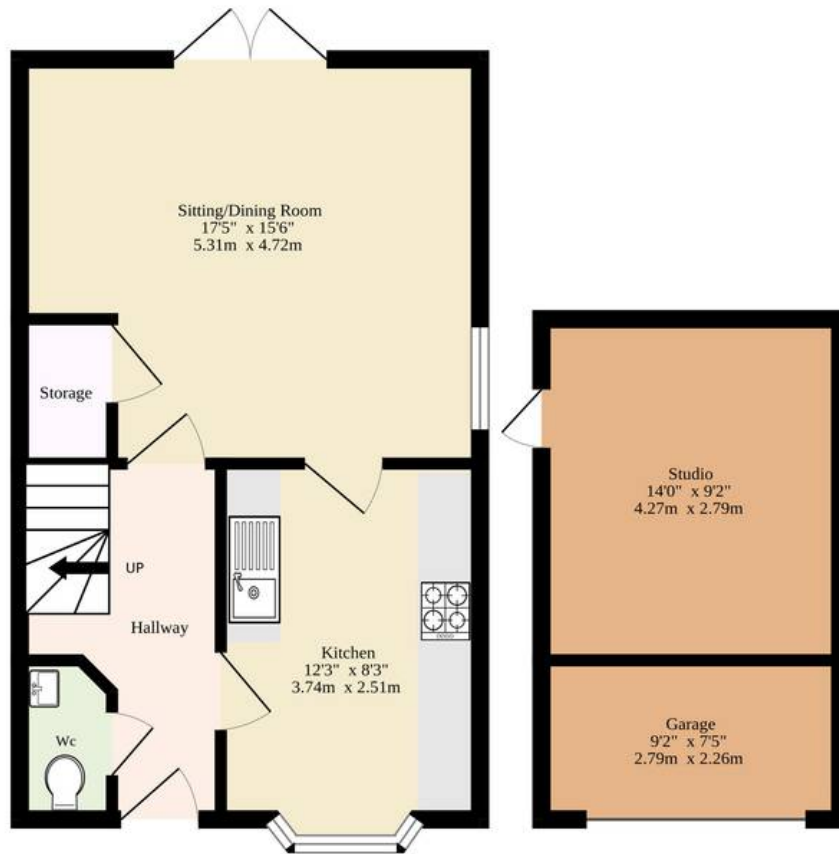
Sold Freehold

Connected to all mains services - air-con in the loft bedroom.

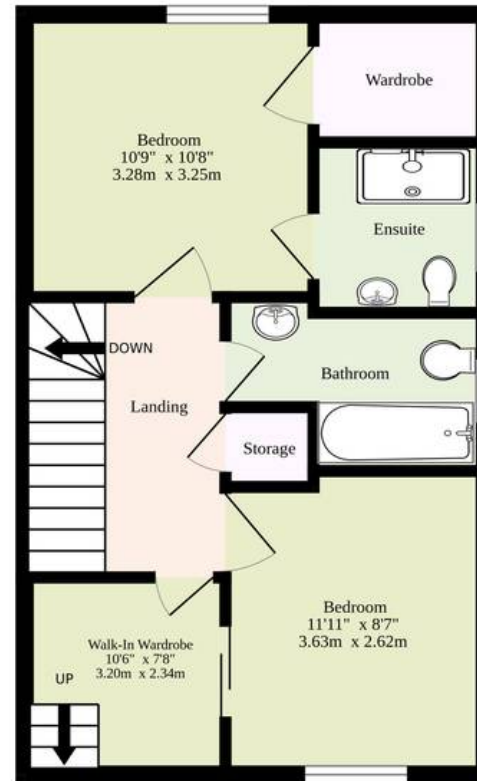
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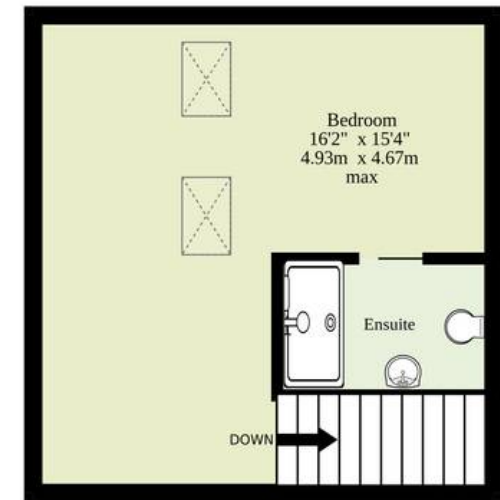
Ground Floor
790 sq.ft. (73.4 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



2nd Floor
280 sq.ft. (26.0 sq.m.) approx.



Including Garage & Studio

TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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