



2 Picton Close, Poringland

Norwich



Minors & Brady

An exceptional and beautifully extended family home, this impressive Norfolk Homes property immediately stands out for its quality, space, and energy-efficient design. A striking entrance hall sets the tone, leading into elegant and versatile living areas that have been thoughtfully arranged for modern family life and entertaining. The heart of the home is a superb fitted kitchen that flows seamlessly into generous reception spaces and a bespoke garden room, creating a strong connection with the outdoors. Upstairs, four well-proportioned double bedrooms all benefit from built-in storage, with an en-suite to the principal bedroom and a stylish Jack & Jill bathroom serving the remainder. The home is notably cost-efficient to run, thanks to triple glazing, underfloor heating, and an advanced solar and battery system. Outside, a large south-facing garden provides privacy and excellent space for relaxing or entertaining, while off-road parking, an EV charger, and an extended garage with internal home office add exceptional practicality.

- Exceptional Norfolk Homes family house, significantly extended and beautifully presented
- Striking entrance hall with vaulted ceiling and statement circular staircase
- High-quality fitted kitchen forming the true heart of the home
- Spacious and flexible living spaces ideal for family life and entertaining
- Four double bedrooms, all with built-in wardrobes
- En-suite to principal bedroom plus stylish Jack & Jill family bathroom
- Large south-facing garden offering privacy, space, and excellent outdoor living
- Extended garage incorporating a bespoke internal home office
- Highly eco-efficient with triple glazing, underfloor heating, and advanced solar and battery system
- Exceptionally cost-efficient to run with off-road parking, EV charging, and modern comforts throughout





M&B

2 Picton Close

Poringland, Norwich

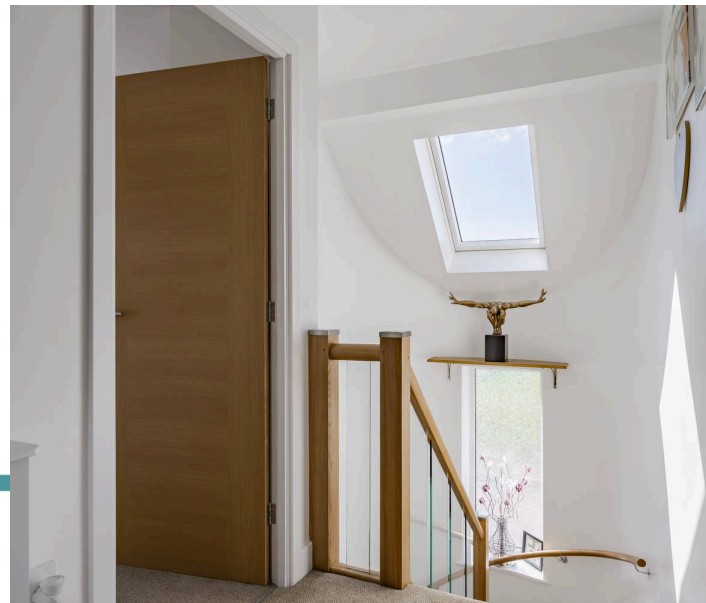
The Location

Picton Close in Poringland offers a desirable village setting that combines a calm, residential atmosphere with practical day-to-day convenience. Situated within easy reach of Norwich, the location benefits from reliable road links and local transport options, making it well suited for commuters and those who want access to the city while enjoying a quieter pace of life.

The surrounding area is predominantly residential and is known for its settled, community-focused feel, which appeals to families, professionals, and downsizers alike. Poringland itself provides a good range of local amenities, including schools, shops, medical facilities, and cafés, meaning many daily needs can be met close to home.

Picton Close is also well positioned for those who appreciate access to outdoor spaces. The village and its edges offer opportunities for walking and enjoying nearby countryside, with green spaces and rural routes easily accessible. This makes the area particularly attractive to those who value time outdoors without being remote.

Overall, Picton Close offers a balanced lifestyle: village living with a strong sense of community, essential amenities nearby, and straightforward access to Norwich for work, shopping, and leisure. It is a location that suits those seeking a peaceful environment without sacrificing connectivity or convenience.



M&B

2 Picton Close

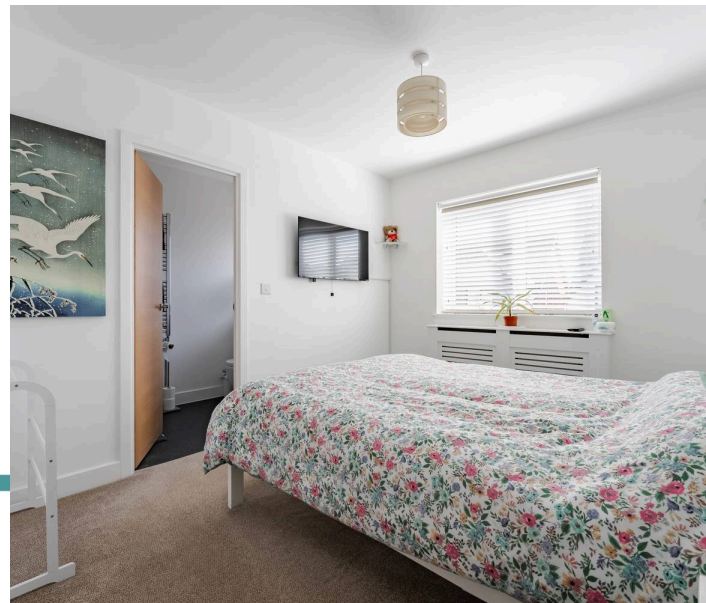
Poringland, Norwich

Picton Close, Poringland

Built by the highly regarded Norfolk Homes, this outstanding and thoughtfully extended four-bedroom linked detached family home occupies a large plot in a sought-after residential setting. Immaculately presented throughout, the property combines elegant design, generous proportions, and exceptional energy efficiency, offering a home that feels both luxurious and practical for modern family life.

The sense of quality is immediate on arrival, with a striking entrance hall forming a welcoming focal point. Here, a beautiful circular vaulted staircase rises to the first floor, flooding the space with natural light and creating a genuine “wow” factor. The hall also provides a useful cloakroom and excellent built-in storage, ideal for coats, shoes, and day-to-day family essentials.

At the heart of the home lies a superb high-quality fitted kitchen/breakfast room, finished with integrated appliances and designed to effortlessly accommodate family life as well as entertaining. The space feels sociable yet practical, flowing naturally into a separate utility room. Beyond this is a highly useful additional storage area with extensive shelving and space for a freezer, along with direct access to the garden, an often-overlooked luxury that adds real everyday convenience.



M&B

2 Picton Close

Poringland, Norwich

Opening from the kitchen via sliding pocket doors is an impressive double-aspect lounge, a beautifully proportioned room filled with natural light and offering a calm, comfortable space to relax. From here, sliding doors lead into a stunning bespoke garden room, thoughtfully designed with oak framing and twin sets of sliding patio doors. This space seamlessly connects inside and out, making it ideal for year-round enjoyment and entertaining, while maximising views across the garden.

Upstairs, the spacious landing leads to four generous double bedrooms, all of which benefit from built-in wardrobes, ensuring excellent storage throughout. The principal bedroom enjoys the additional luxury of a private en-suite shower room, while the remaining bedrooms are served by a large and stylish Jack & Jill bathroom, perfectly suited to family living.

The property excels in energy performance and comfort, featuring triple glazing throughout, gas central heating, and underfloor heating to the entire ground floor, with radiators upstairs. Further enhancing its eco-credentials is a comprehensive solar panel system paired with a 14kw battery storage array, making the home extremely cost-efficient to run and well positioned for the future in terms of sustainability and rising energy costs.



M&B

2 Picton Close

Poringland, Norwich

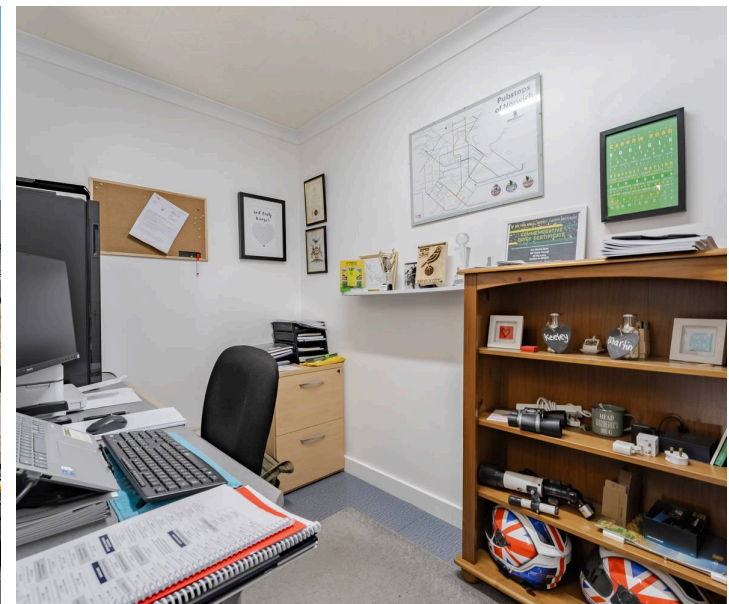
Outside, the property continues to impress. The south-facing garden is fully enclosed by attractive walling and offers a wonderful sense of privacy. Generous in size, it features patio seating areas, a well-maintained lawn, and mature, well-stocked borders—perfect for families, entertaining, or simply enjoying the sun throughout the day. To the front, a double driveway provides ample off-road parking and incorporates an EV charger.

Completing the picture is an extended brick-built garage, offering excellent storage alongside a bespoke internal home office. With power, lighting, and a practical layout, this space is ideal for home working, hobbies, or additional storage, adding further versatility to an already impressive home.

Overall, this exceptional property delivers generous living space, high-end finishes, and outstanding efficiency, all set on a substantial plot. It is a home that has been carefully enhanced to meet modern family needs while remaining elegant, comfortable, and remarkably economical to run—making it a truly compelling opportunity.

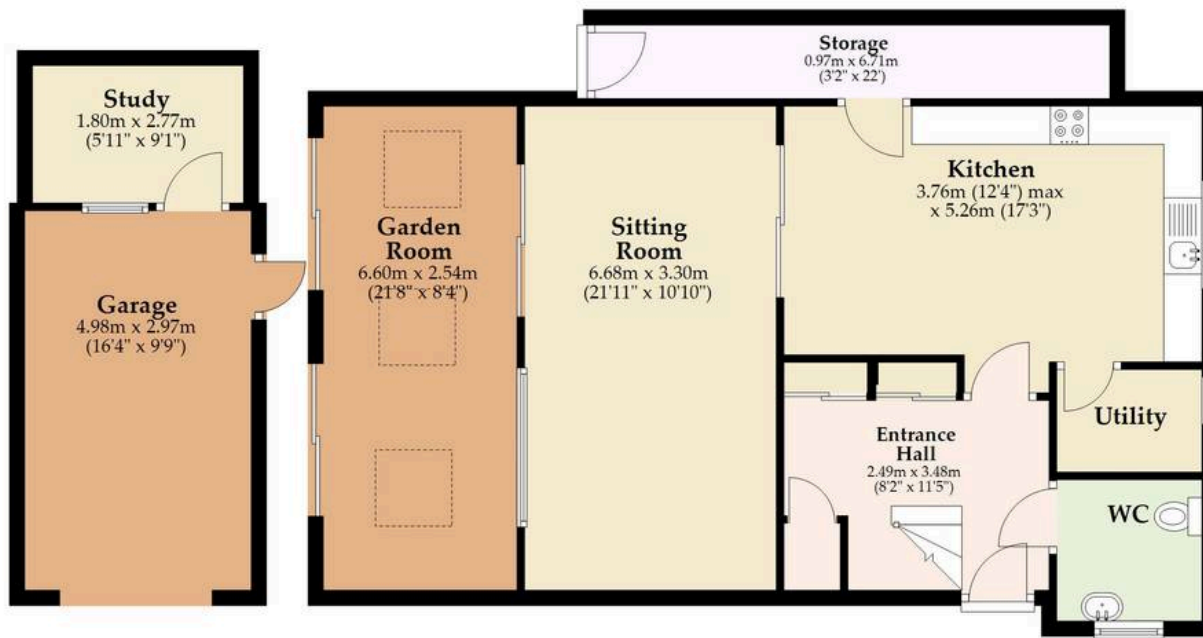
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

Ground Floor
Approx. 101.8 sq. metres (1096.3 sq. feet)



First Floor
Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 164.5 sq. metres (1771.1 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk