



62 Rectory Lane, Poringland

Norwich



Minors & Brady

62 Rectory Lane

Poringland, Norwich

Tucked away in a highly sought-after setting close to local amenities, this beautifully extended semi-detached cottage delivers an impressive mix of period charm and modern family living. Thoughtfully updated throughout, the home feels both welcoming and practical, with spacious, adaptable interiors designed to suit modern lifestyles. A cosy sitting room with a wood-burning stove sets the tone, while the open-plan kitchen and dining space forms a natural hub. Four well-proportioned bedrooms are arranged across the first floor, including two with en suite facilities, offering comfort for family and guests alike. Outside, the enclosed garden provides a peaceful setting with generous seating areas and established planting, ideal for relaxing or entertaining. A car port and integral garage complete the picture, with the added benefit of future conversion potential, making this an opportunity that combines character, space and long-term flexibility.

- Highly sought-after village location close to local amenities
- Extended semi-detached cottage blending character with modern living
- Updated and well-maintained interior with recent roof improvements
- Welcoming sitting room featuring a charming wood-burning stove
- Open-plan kitchen and dining area ideal for family life and entertaining
- Practical ground floor utility and cloakroom with future flexibility
- Two en suite bedrooms providing comfort and privacy
- Enclosed rear garden with multiple seating areas and mature planting
- Car port and integral garage with potential for conversion, subject to permission





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The Location

Rectory Lane 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.

Rectory Lane 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, Rectory Lane 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.



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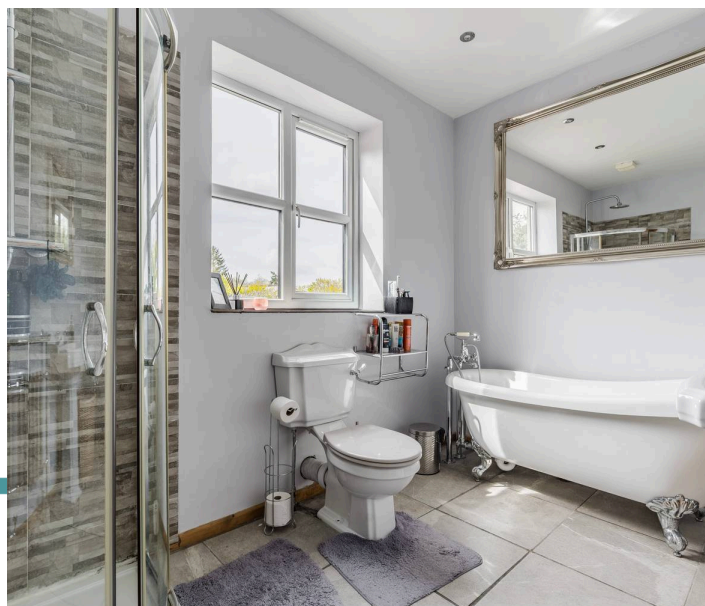
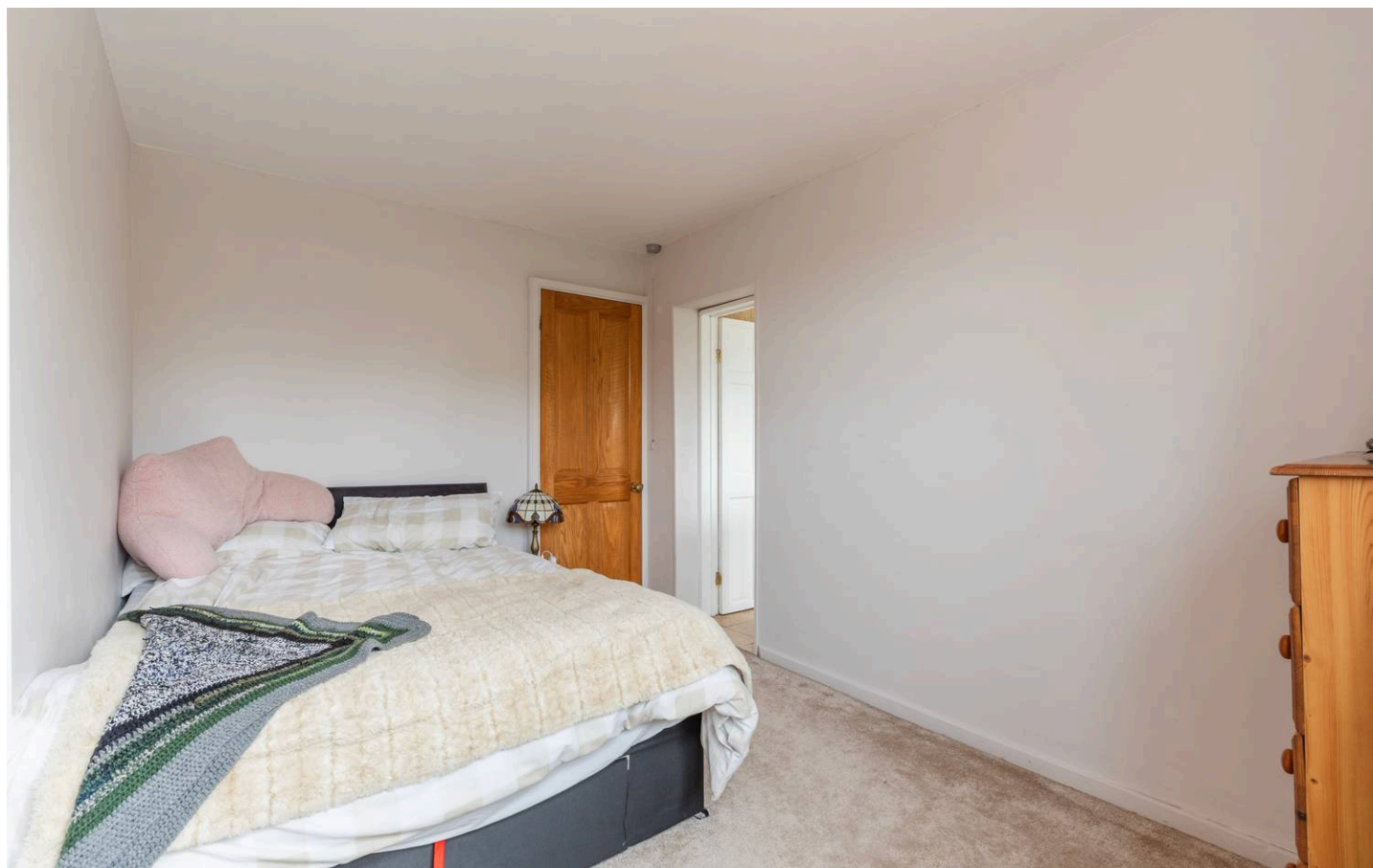
Poringland, Norwich

Rectory Lane, Poringland

Occupying a highly regarded position close to everyday amenities, this beautifully extended semi-detached cottage offers an appealing blend of traditional character and modern living. The property has been thoughtfully updated over time, including recent works to the main roof, and now provides flexible, well-balanced accommodation ideally suited to family life or those looking for additional space to work from home or host guests.

Set back from the road in an elevated position, the cottage immediately creates a welcoming first impression. Off-road parking is available via a shingled driveway, leading to a car port and an integral garage, while a charming picket fence and planted front garden guide you towards the entrance porch. Inside, the porch offers useful storage before opening into the main sitting room — a warm and inviting space centred around a wood-burning stove, ideal for relaxed evenings and cosy gatherings.

At the heart of the home sits the open-plan kitchen and dining area, designed with both everyday living and entertaining in mind. Natural light fills the space from multiple aspects, while the layout comfortably accommodates family meals and social occasions alike. The kitchen is fitted with a generous range of storage units and integrated cooking appliances, complemented by attractive finishes and practical work surfaces. Access to the garden from this area further enhances the connection between indoor and outdoor living.



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A ground floor utility and cloakroom adds everyday convenience, discreetly housing laundry appliances and offering flexibility for future adaptation, such as the creation of a shower room if desired. This thoughtful addition keeps practical tasks out of sight while enhancing the overall functionality of the home.

Upstairs, the accommodation continues to impress with four generously proportioned bedrooms, all served by modern double glazing and a cohesive finish throughout. Two of the bedrooms benefit from private en suite facilities, ideal for families with older children or visiting guests. The principal bedroom enjoys fitted wardrobes and a luxurious en suite bathroom, while the second en suite offers contemporary fittings and stylish detailing. The remaining bedrooms are well suited to a variety of needs, whether as comfortable sleeping accommodation, home offices, or hobby rooms.

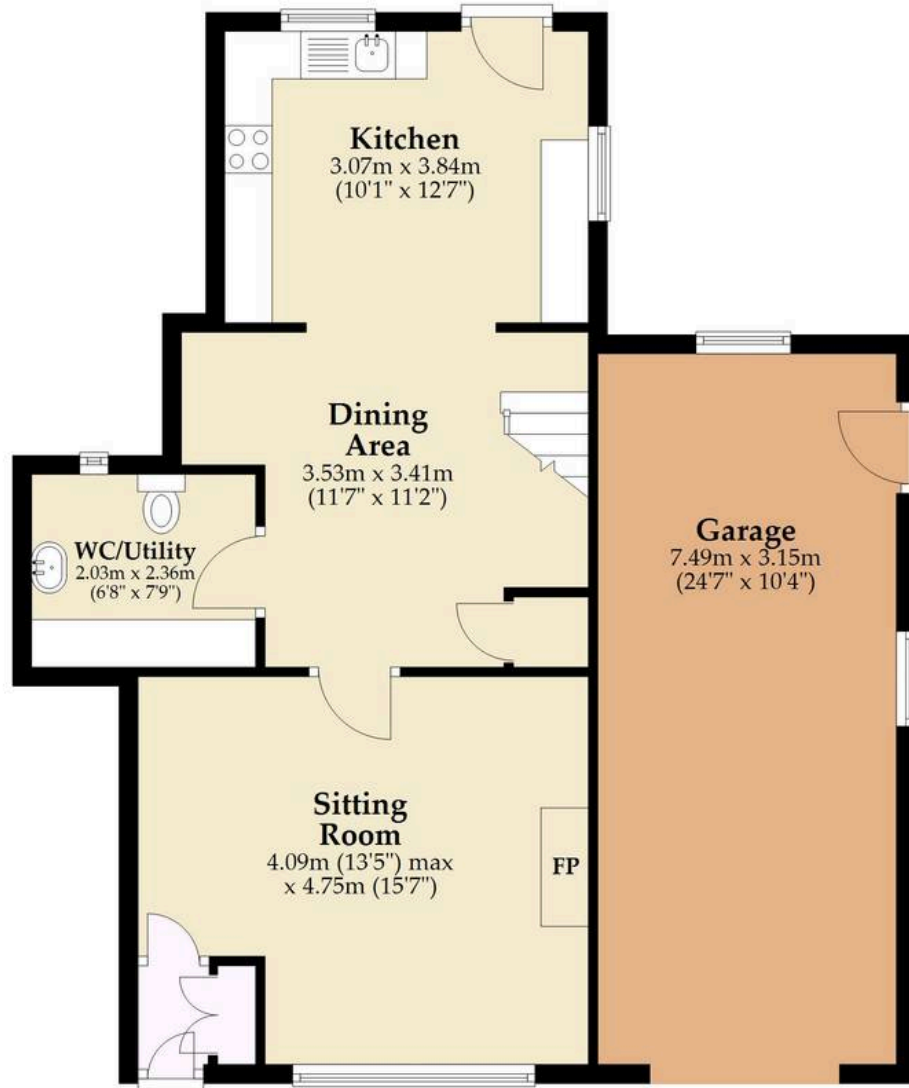
Outside, the enclosed rear garden provides a peaceful and private retreat. A wide patio stretches across the back of the property, creating an excellent space for outdoor dining and entertaining, with steps leading down to a neatly maintained lawn bordered by raised flower beds. Additional seating space can be found to the side of the property, alongside a useful timber storage shed. The garden is framed by fencing and established hedging, offering both security and seclusion.

Completing the offering is the integral garage, which already benefits from heating and presents exciting potential for conversion into further living accommodation, subject to the necessary permissions. Combined with the car port and off-road parking, this space adds both practicality and future versatility to an already impressive home.



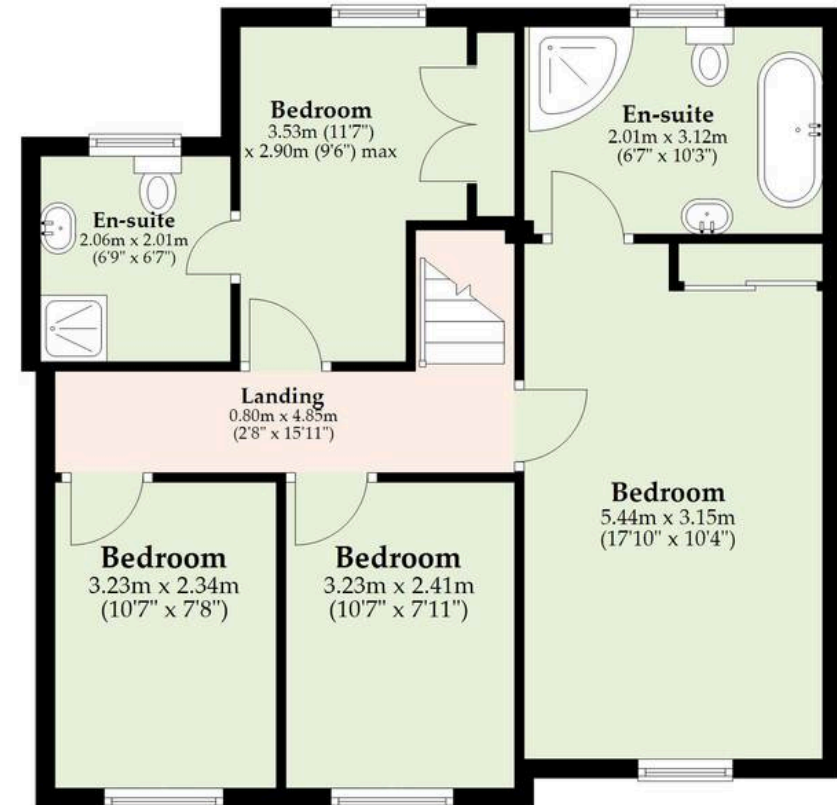
Ground Floor

Approx. 76.8 sq. metres (826.8 sq. feet)



First Floor

Approx. 55.4 sq. metres (595.8 sq. feet)



Total area: approx. 132.2 sq. metres (1422.7 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.

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