



8 Church Close, Poringland

Norwich



Minors & Brady

## 8 Church Close

Poringland, Norwich

A strong option for buyers wanting a well-connected home with room to shape to their own style, this chain-free detached bungalow offers generous space, practical comfort and clear potential to modernise. Set within a quiet cul-de-sac and only a short walk from local amenities and transport links, it features three bedrooms, multiple reception areas and private, non-overlooked gardens. With its well-proportioned layout, useful fixtures and fittings and scope to update, it provides an appealing opportunity to create a home that supports both everyday living and future plans.

- Offered chain free
- Detached bungalow positioned down a quiet cul-de-sac in the Norfolk village of Poringland
- Single-level layout well suited to downsizers or anyone seeking step-free living, or can be modernised to suit modern standards
- Generous living room providing comfortable space for everyday use, with a large front-facing window that floods the space in natural light
- Flexible family room that can be used for a dining set-up, opening into a light-filled conservatory
- Practical fitted kitchen with scope for future redesign if desired
- Three well-proportioned bedrooms, a shower room and a bathroom
- Private rear garden with lawn and seating areas
- Driveway parking accommodating multiple vehicles and a garage for storage use
- Convenient Poringland setting with straightforward access to village amenities and the city of Norwich



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### Poringland

Church Close sits within a settled residential part of Poringland, a well-served village on the southern outskirts of Norwich. The setting offers a suburban feel with green spaces, local cafés, a medical centre, community facilities and everyday shops all close by. Larger retail options are easy to reach, with Tesco Extra at Harford Bridge and Asda Hall Road the nearest major supermarkets. Families typically look to Poringland Primary School and Framingham Earl High School, while Norwich itself offers a wide range of further education options, including sixth-form colleges and the University of East Anglia.

Transport links are straightforward: regular bus services run directly into Norwich, the A146 provides quick road access toward the city and the Broads, and Norwich Train Station offers direct rail routes to London, Cambridge and the coast. For wider travel, Norwich Airport is within reach for domestic and European flights. The overall lifestyle here suits anyone wanting village living with reliable links to a major city, practical amenities on hand and easy routes for commuting or leisure.



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The property is approached via a broad hard-standing driveway with a lawned frontage and low brick wall, leading to the main entrance and the adjoining garage. Inside, the hall includes built-in storage and access to the family bathroom, fitted with a white suite, mixer shower over the bath and tiled splashbacks.

The kitchen is positioned at the front and features fitted cabinetry, a built-in pantry and space for appliances, including plumbing for a washing machine. Fixtures and fittings include work surfaces, storage units and space for a freestanding cooker. A door leads to an inner hall and lobby area, which provides access to the garage and a further shower room with a white suite, thermostatic shower and heated towel rail.

The sitting room enjoys rear views and features a fireplace as a focal point. An adjacent family/dining room offers additional reception space and leads through to the conservatory, where French doors open directly to the garden.

All three bedrooms sit along one side of the property, each with fitted carpet and double glazing, while the largest benefits from a built-in wardrobe and a rear garden outlook.



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The rear garden is a private, enclosed space bordered by mature hedging and timber fencing. A wide patio provides an ideal area for outdoor seating, with a lawn beyond and a timber shed for storage. Gated access returns to the front of the property. The integral garage includes power, lighting, an up-and-over door and a side window.

Bringing everything together, this is a well-located bungalow that offers immediate comfort alongside clear potential for modernisation. Its generous layout, private gardens and practical features make it an appealing choice for buyers looking to shape a home to their own taste in a peaceful, convenient setting.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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## Ground Floor

Approx. 112.9 sq. metres (1215.7 sq. feet)



Total area: approx. 112.9 sq. metres (1215.7 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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