



16 Potters Way, Poringland

Norwich



Minors & Brady

16 Potters Way

Poringland, Norwich

Situated within the highly desirable Ridings development in Poringland, this beautifully presented three double bedroom detached home offers spacious and versatile accommodation designed perfectly for modern family living.

Constructed in late 2014 and maintained to an excellent standard throughout, the property enjoys a larger than average south-facing rear garden, generous living spaces and a superb open-plan kitchen and dining area ideal for both everyday life and entertaining. With a garage, driveway parking and stylish interiors throughout, this is a home ready to move straight into.



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Poringland, Norwich

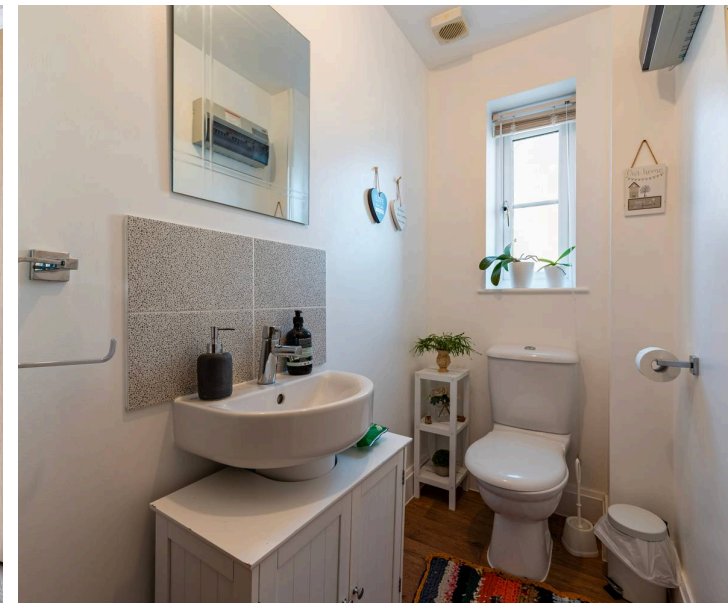
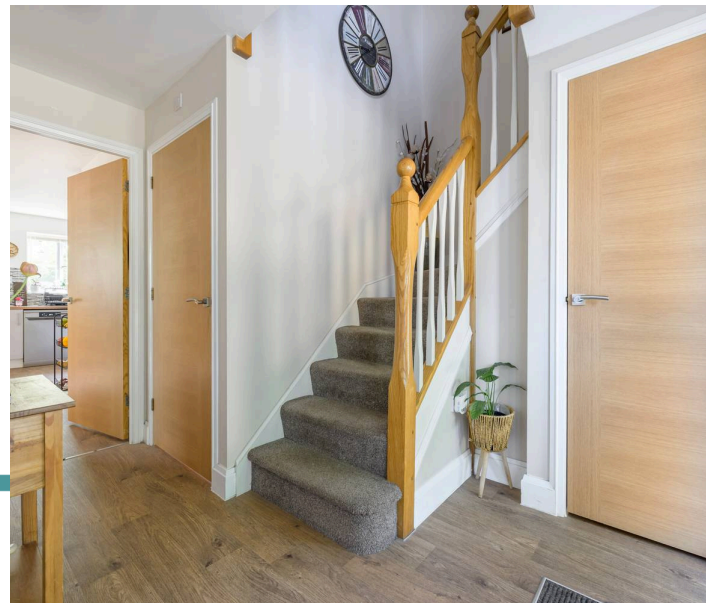
- Guide price: £325,000 - £350,000
- Spacious three double bedroom detached family home positioned within the highly sought after Ridings development in Poringland
- Impressive open plan kitchen and dining room with Bosch integrated appliances and uPVC double doors opening to the rear garden
- Separate utility room and ground floor cloakroom adding practicality for everyday family living
- Generous dual aspect lounge overlooking a small green to the front
- Principal bedroom complete with built in wardrobes and modern ensuite shower room
- Two further well proportioned double bedrooms, both featuring built in wardrobes
- Larger than average enclosed south facing rear garden with patio seating area and lawn
- Garage and driveway providing off road parking
- Constructed in late 2014 and beautifully maintained throughout

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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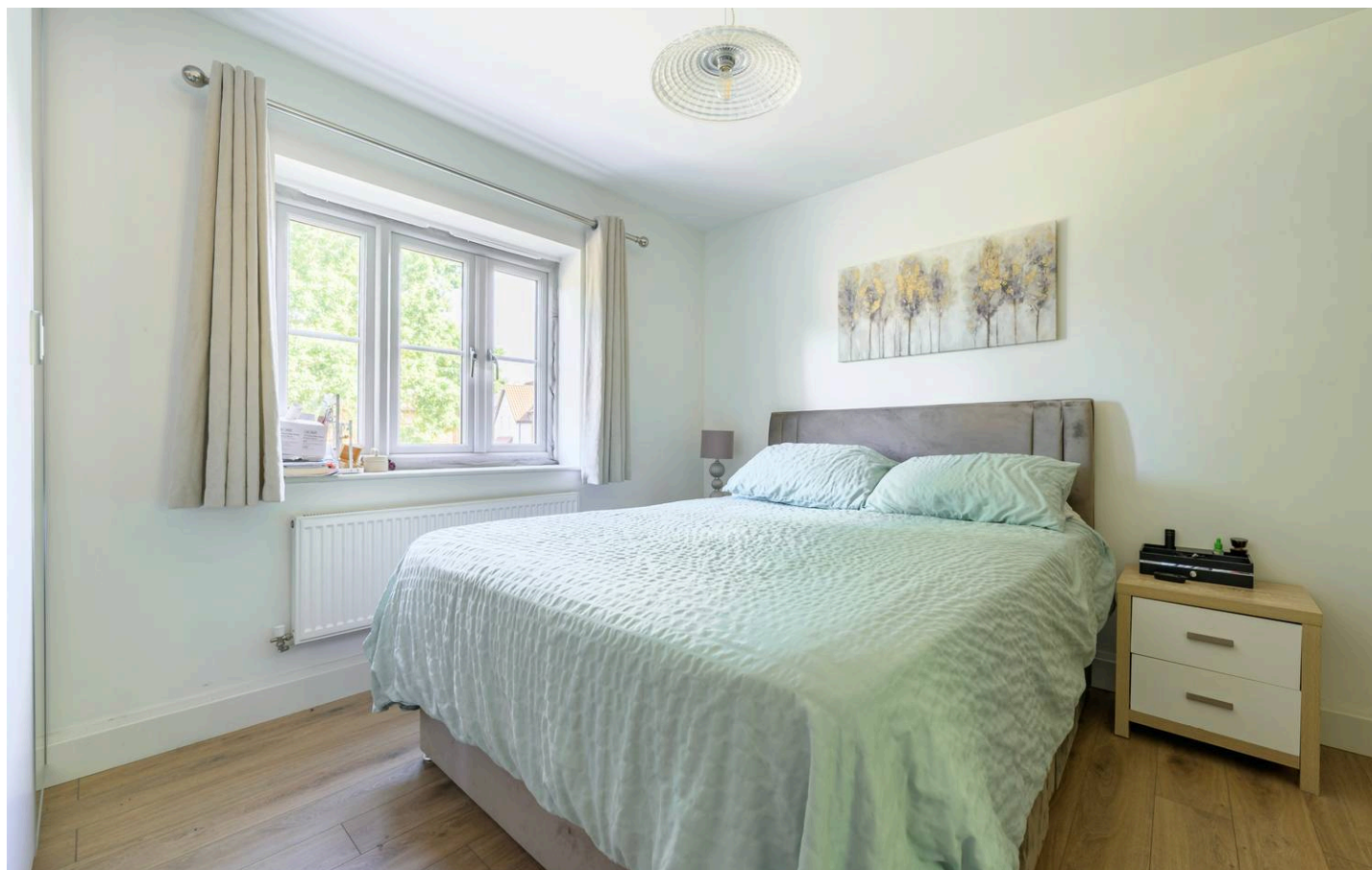
Location

Located within a modern residential development in Poringland, Potters Way enjoys a convenient village setting just south of Norwich. Poringland offers a wide range of everyday amenities including supermarkets, independent shops, cafés, healthcare services, and well-regarded schooling, making it a highly popular and well-served village. Regular public transport links and nearby road connections provide straightforward access into Norwich city centre and surrounding areas.

The village is also surrounded by attractive countryside, with nearby walking routes and open green spaces adding to the appeal for those who enjoy the outdoors. Combining strong local amenities with excellent access to the city, Poringland remains one of the most sought-after village locations in the area.

Potters Way

Stepping inside, the welcoming entrance hall provides access to a useful ground floor cloakroom and leads through to the impressive lounge, a fantastic sized reception room filled with natural light and enjoying pleasant views over a small green to the front. Double doors open through to the heart of the home, the expansive kitchen and dining room, which has been thoughtfully designed with family living in mind.



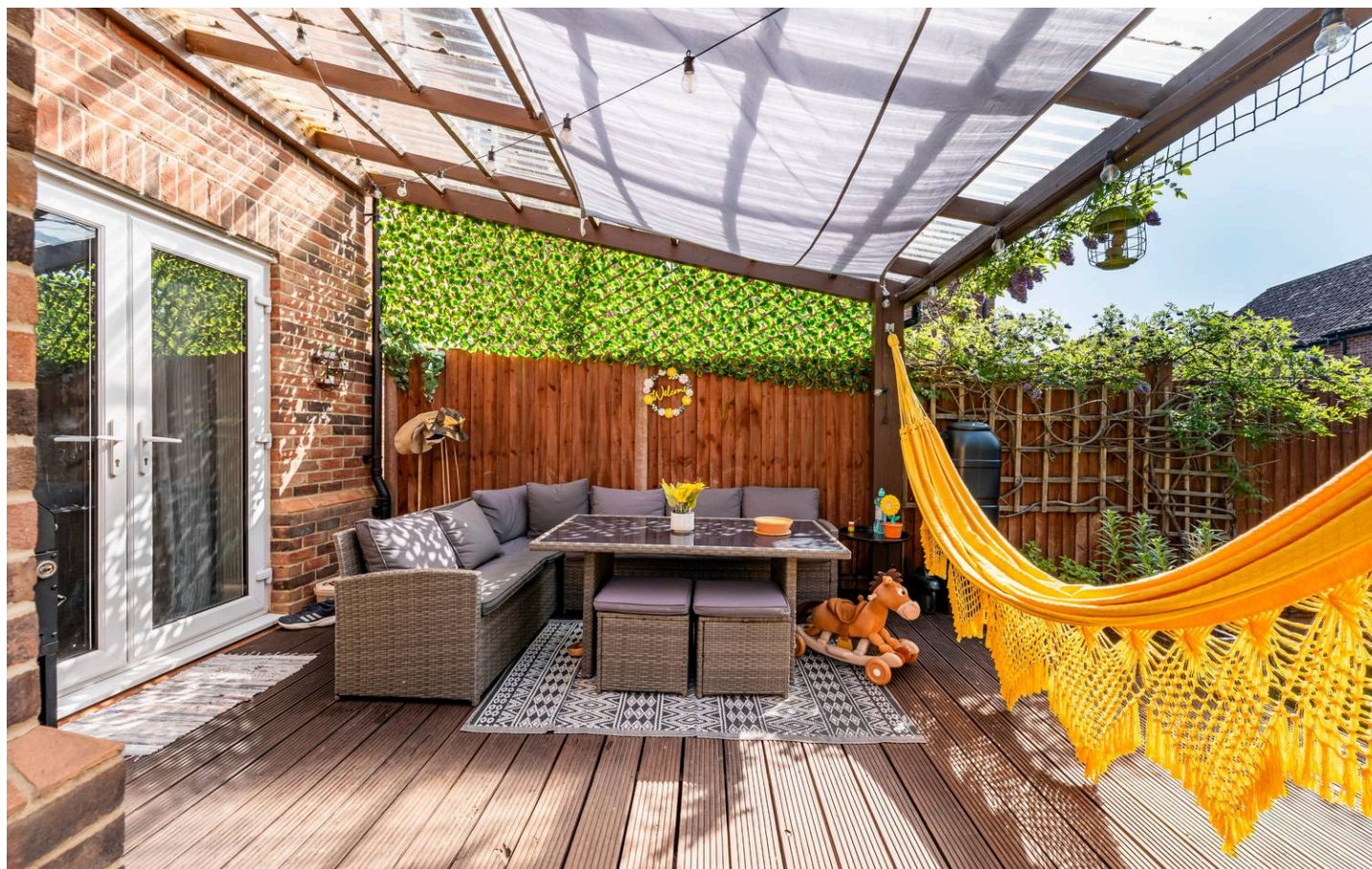
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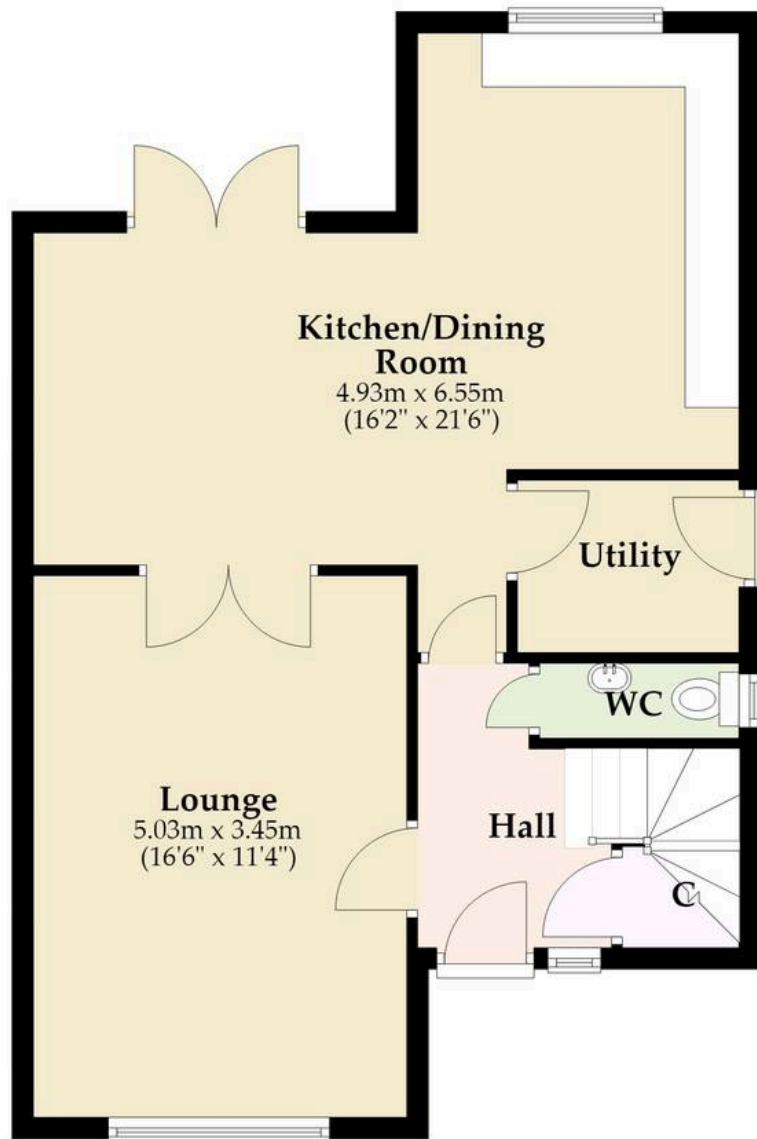
Fitted with a range of contemporary units, Bosch integrated appliances and ample worktop space, this room also offers plenty of space for a large dining table and entertaining area. uPVC double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces during the warmer months. A separate utility room adds further practicality and additional storage. Upstairs, the first floor landing leads to three well proportioned double bedrooms, all benefiting from built in wardrobes. The principal bedroom is particularly spacious and enjoys the added benefit of a modern en suite shower room. The remaining bedrooms are served by a stylish family bathroom, with all bathrooms and cloakroom presented in immaculate condition.

Outside, the property continues to impress with its enclosed south facing rear garden, larger than average for the development and ideal for both relaxing and entertaining. The garden features a lawn and seating area, creating an excellent outdoor space for families and summer gatherings. Additionally the home benefits from a driveway and garage providing off road parking.



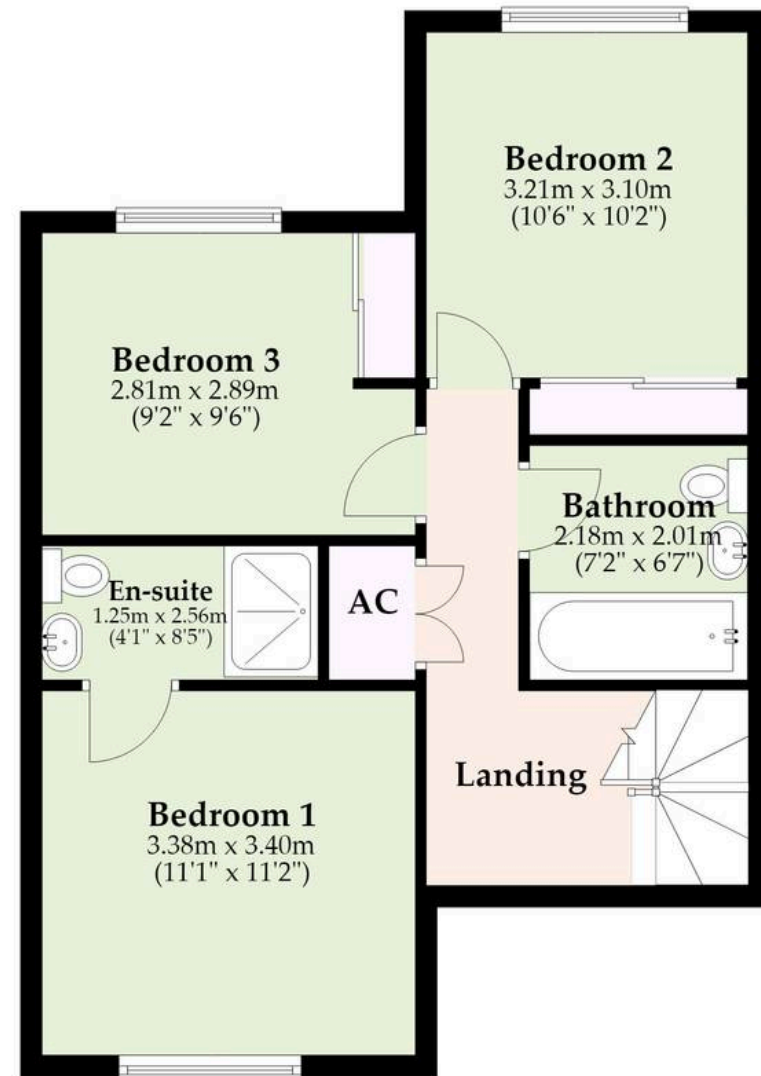
Ground Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 106.0 sq. metres (1140.7 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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Meet *Nagilla*
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Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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