

abbotFox



St Mary's Road, Poringland

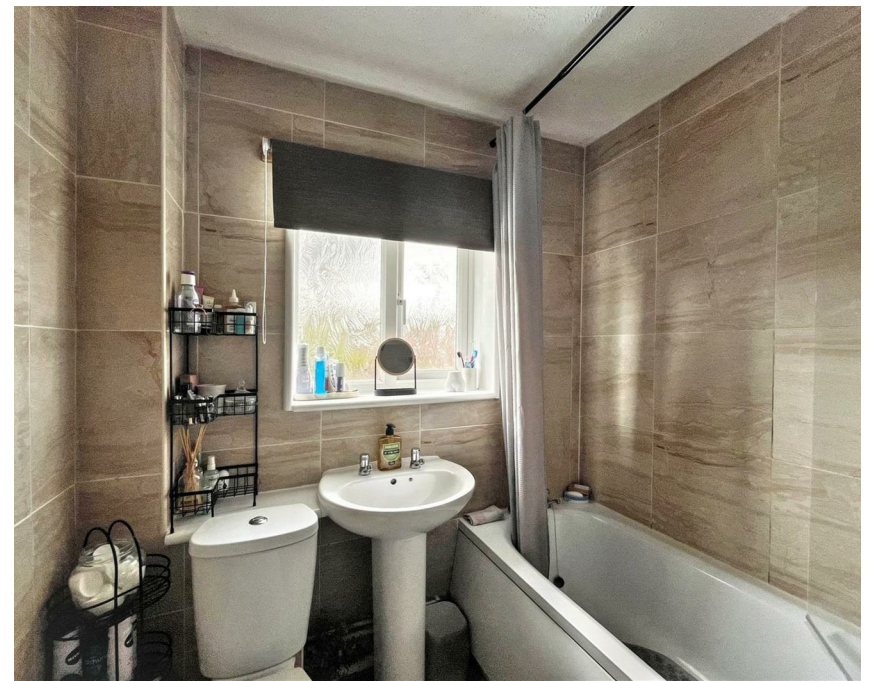
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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL\_\_\_\_\_

abbotFox presents this immaculately presented three-bedroom terraced home, ideally positioned on the ever-popular St Mary's Road in the sought-after village of Poringland—offering a perfect balance of comfort, style, and convenience, just a short drive from Norwich.

Offering generous proportions and a well-thought-out layout, this home is perfect for families, first-time buyers, or those looking to enjoy village life without compromising on connectivity. Upon entering, a welcoming living room sets the tone with its bright aspect and contemporary décor. To the rear, a modern kitchen and dining area span the width of the home, featuring ample storage, integrated appliances, and access to the conservatory.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, including a spacious principal bedroom and two further rooms ideal for children, guests, or a home office. A three piece bathroom completes the first floor.

Outside, the rear garden is fully enclosed and designed for low-maintenance living, with gated access leading directly to the en-bloc garage—providing secure parking or additional storage, a rare benefit for homes of this style.

Located within easy walking distance of Poringland's wide range of amenities—including schools, shops, and green open spaces—this is a home that delivers on both lifestyle and location. An internal viewing is highly recommended.

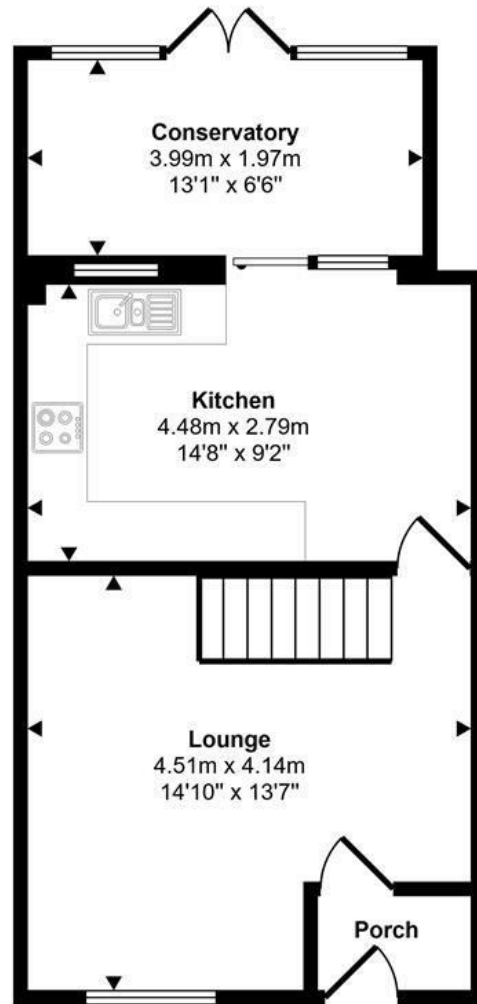




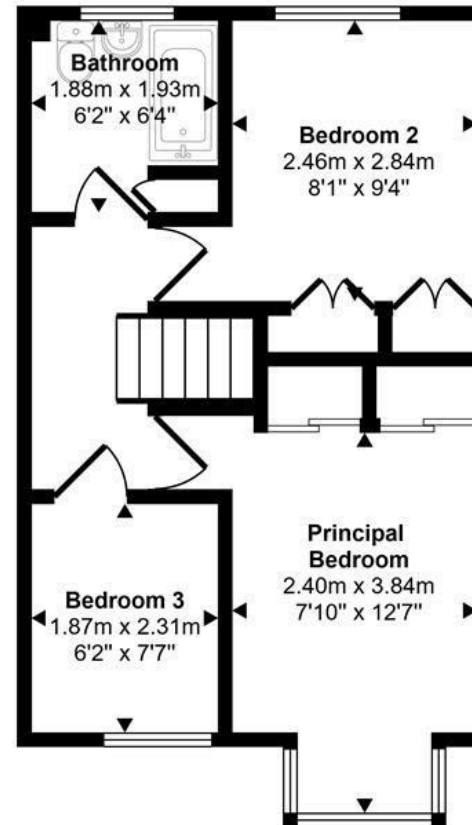


## THE HIGHLIGHTS\_\_

- Mid terraced home
- Three bedrooms
- Generous living accommodation
- Garage and off road parking
- Popular village location
- Viewing advised
- Guide Price £220,000 - £230,000



**Ground Floor**  
Approx 41 sq m / 440 sq ft



**First Floor**  
Approx 33 sq m / 357 sq ft

*Let's talk*

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**EPC RATING -**

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