



websters.

120 The Street, Poringland

Guide Price £260,000

websters.



120 The Street

Poringland, Norwich

Tucked away at the end of a peaceful private lane, this beautifully appointed end-terrace cottage effortlessly combines timeless character with carefully considered contemporary comforts. From the moment you arrive, the home's warmth, individuality and attention to detail are immediately apparent.

At the heart of the property lies a delightful country-inspired kitchen, thoughtfully designed with distinctive brick-effect flooring and elegant tiled splashbacks. Rich in texture and charm, this inviting space provides the perfect setting for both everyday living and informal dining.

Beyond, the welcoming sitting room is brimming with period appeal, featuring exposed ceiling timbers and an impressive inglenook fireplace with herringbone brick detailing and a multi-fuel stove, creating a wonderful focal point and a cosy atmosphere throughout the seasons. French doors open directly onto the rear garden, allowing natural light to pour in while providing a seamless connection between the indoor and outdoor living spaces.



websters.



120 The Street

Poringland, Norwich

Adding to the cottage's unique character, the staircase is discreetly positioned behind a traditional latch door and complemented by a charming rope balustrade. Ascending to the first floor, an exposed brick chimney breast rises through the landing, serving as a striking reminder of the property's rich heritage.

The first-floor accommodation comprises two generously proportioned double bedrooms, each beautifully presented with exposed beams, characterful brickwork and attractive timber flooring, creating peaceful and inviting retreats.

Completing the accommodation is a beautifully styled bathroom, thoughtfully appointed with a freestanding roll-top bath and overhead rainfall shower, perfectly balancing period elegance with modern luxury to create a relaxing sanctuary.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



websters.



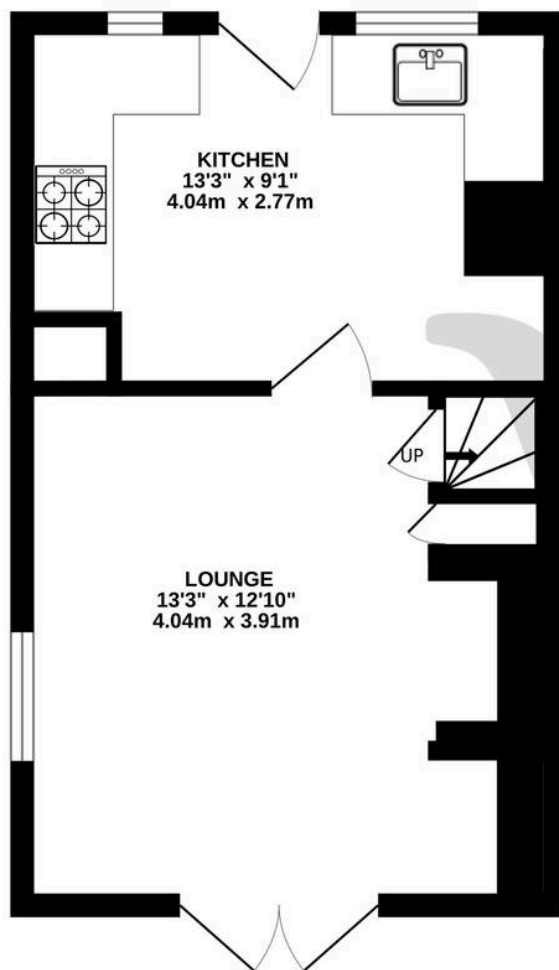
Garden

Outside, beautifully landscaped gardens offer a well-kept lawn framed by inviting patio areas, perfectly suited to outdoor dining and entertaining, while off-street parking nearby adds a rare and practical convenience to this charming setting.

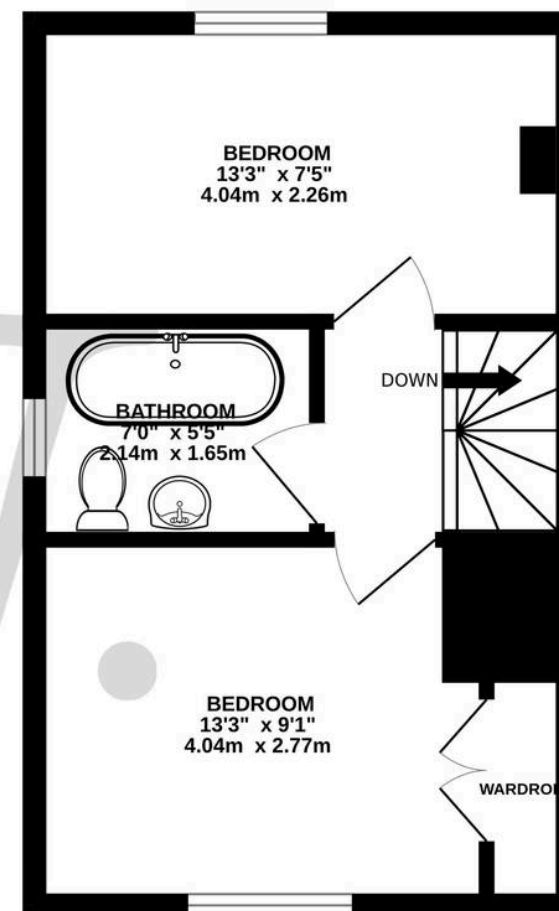
- Characterful cottage, beautifully combining period charm with contemporary refinement
- Bespoke country-inspired kitchen featuring statement brick-effect flooring and elegant tiled splashbacks
- Inviting lounge enriched by exposed ceiling timbers and a striking inglenook fireplace with herringbone detailing
- Distinctive staircase discreetly positioned behind a traditional latch door, complemented by a handcrafted rope balustrade
- Two well-proportioned double bedrooms showcasing exposed beams and attractive stripped timber flooring
- Luxurious heritage-style bathroom appointed with a freestanding roll-top bath and rainfall shower above
- Convenient resident parking for 2 vehicles situated within easy reach of the property
- Landscaped rear garden offering a generous lawn and stylish patio terrace for outdoor entertaining



GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.

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.
Made with Metropix ©2026