

PLUMSTEAD ROAD

Thorpe End, Norwich NR13 5BU

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



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- Motivated Vendor
- 1800 Sq.ft (stms) Family Home
- Secluded Plot Behind Hedging
- South Facing Gardens
- Annexe Potential
- Up to Four Reception Rooms
- Conservatory
- Up to Four Bedrooms

IN SUMMARY

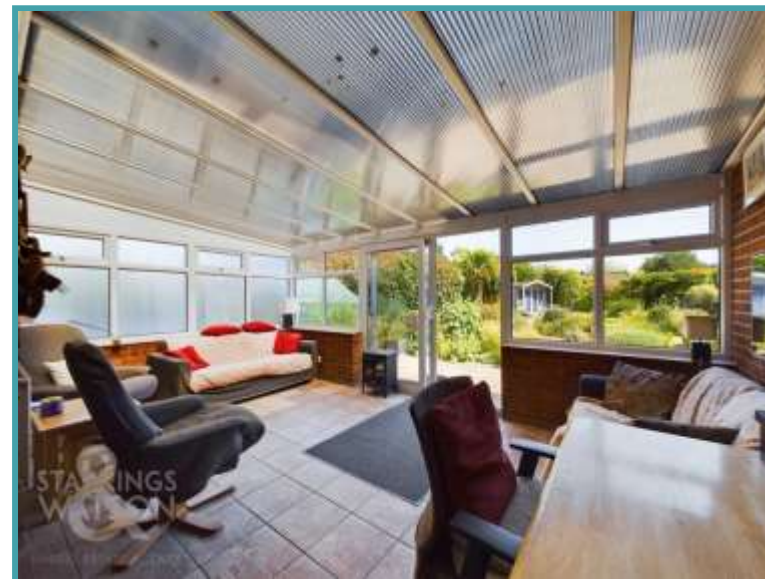
Guide Price £625,000-£650,000. MOTIVATED VENDOR. This SUBSTANTIAL 1800 Sq. ft (stms) detached FAMILY HOME offers further EXTENSION POTENTIAL (stp), with SOUTH FACING GARDENS and a large mature plot. Situated in the heart of Thorpe End, close to the NDR for great access links, the property is WELL PRESENTED and HIGHLY FLEXIBLE - even with ANNEXE OPTIONS. With functional spaces including a porch, hall, and ground floor shower room, there is ample storage, and an integral GARAGE. The accommodation comprises the main SITTING ROOM, study, dining room, KITCHEN/BREAKFAST ROOM with breakfast bar, CONSERVATORY and games room/bedroom. Upstairs, THREE FURTHER BEDROOMS can be found, with an en suite shower room, cloakroom and FULL FAMILY BATHROOM. The REAR GARDEN is a PRIVATE SANCTUARY with a wealth of MATURE PLANTING, patio seating areas and SUMMER HOUSE.

SETTING THE SCENE

With a large lawned frontage which is owned by the property but maintained by the parish council, a private driveway serving only a handful of properties leads to the front driveway, with mature hedging to front, screening the driveway and lawned gardens. Ample parking can be found, with access to the integral garage and gated rear garden.

THE GRAND TOUR

Heading inside, the property is hugely functional and flexible, starting with a porch and hall entrance. Stairs lead to the first floor, and a useful shower room can be found to your left. Doubling up as a cloakroom for guests, but also incorporating a shower cubicle, this is a great addition to the property. To your right, the sitting room is a fantastic size, centred around a feature fire place, and with views over the front garden. A door leads to the study, an ideal play room or work space, with French doors which lead to the garden - a great space for enjoying the afternoon sun. The dining room also leads from the sitting room, which is adjacent to the kitchen, offering clear potential to make a larger open plan space. The dining room offers patio doors to the rear, whilst the kitchen offers a wide range of storage, with a built-in breakfast bar, space for white goods, and space for a Range style cooker. The conservatory leads off, centred on the garden with its views and patio doors, whilst access leads to a large walk-in cupboard and the games room/bedroom with a hand wash basin and integral access to the garage. Heading upstairs, three bedrooms lead off the



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landing, all with a range of built-in storage, with an en suite shower room to the main bedroom, and separate two piece cloakroom, and large family bathroom which includes a separate shower and bathroom, with potential to include a toilet if required.

THE GREAT OUTDOORS

The rear garden is an absolute picture in the summer months, with a wide variety of mature planting, surrounded by low maintenance shingle, fenced and hedged borders, and a lawned side garden. There are various seating areas and a patio which leads off the rear of the property. A summer house and green house can also be found, whilst the side garden is enclosed from the front, and gated to the driveway.

OUT & ABOUT

The garden village of Thorpe End is located East of the Cathedral City of Norwich. The village offers a wealth of amenities with a shopping parade, village hall and church. The village is served by regular buses and offers excellent transport links to Norwich and the A47 for access to Great Yarmouth and of course the A11.

FIND US

Postcode : NR13 5BU

What3Words : ///lifts.issued.poems

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The lawned expanse opposite the property leading up to the main Plumsted Road is included within the freehold of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

2242.07 ft²

208.30 m²

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