

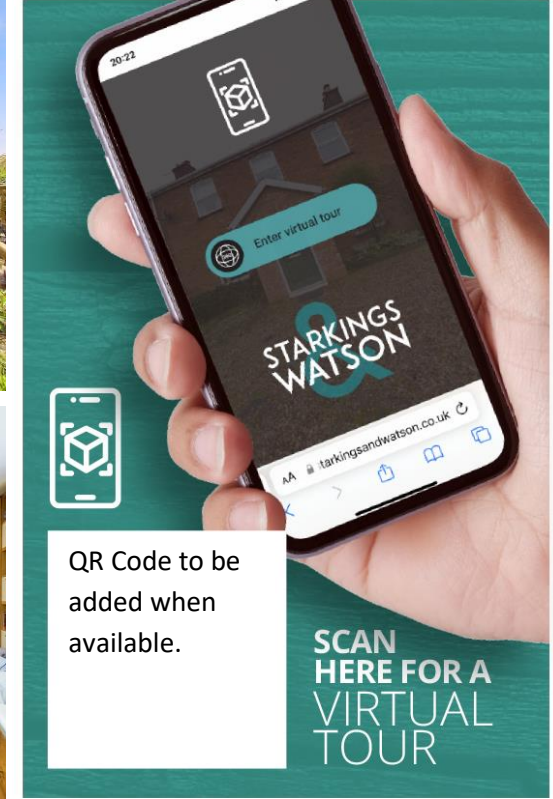
PLUMSTEAD ROAD

Thorpe End, Norwich NR13 5BS

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
&
WATSON

- Prominent Position with In & Out Driveway
- Extended Layout with Flexible Uses
- Large Garden with Tree Lined Rear Aspect
- Two Reception Rooms
- L-Shaped Kitchen/Dining Room
- Four Bedrooms
- En Suite & Family Bathroom
- Close to Broadland Northway for Access

IN SUMMARY

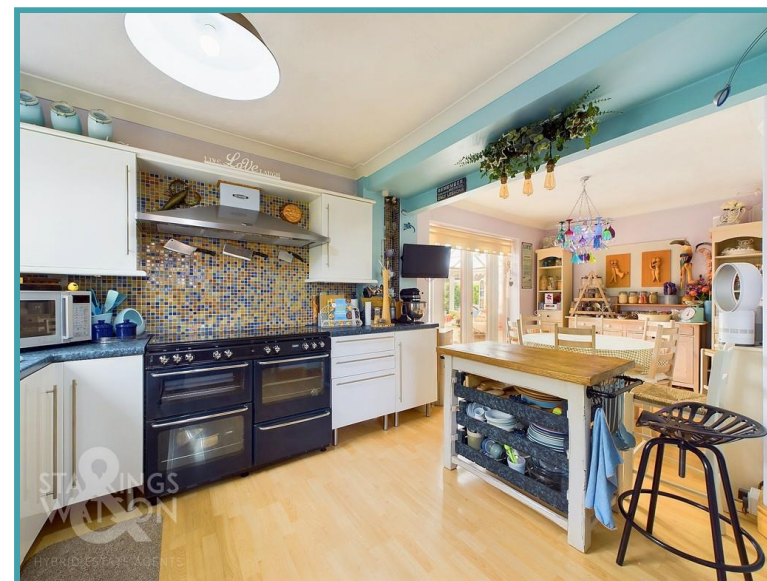
Occupying a PROMINENT POSITION with a 1/4 ACRE PLOT (stms), this EXTENDED detached home enjoys a NON-ESTATE SETTING in the garden village of Thorpe End - close to NORWICH and the NDR/Broadland Northway. Set back from the road with an 'In & Out' driveway, the property offers a CALMING and TRANQUIL SETTING with extensive planting in the gardens and a FLEXIBLE LAYOUT INSIDE - creating a home which is an ENTERTAINERS DREAM! The accommodation extends to over 1720 Sq. ft (stms), with an 18' SITTING ROOM, utility room and OPEN PLAN 21' KITCHEN/DINING ROOM - boasting a light and bright interior with a CHARACTERFUL FEEL. The 25' CONSERVATORY includes an adjacent 15' storage room which acts as a large pantry style cupboard. Upstairs, FOUR BEDROOMS lead off the landing including the main bedroom with EN SUITE, and further SHOWER ROOM. The GARDENS are the real highlight, encompassing a large patio, stream and pond, circles of lawn and a variety of outbuildings.

SETTING THE SCENE

Set back from the road within a gated driveway, there is ample room for parking, whilst two gates allow for an 'in and out' approach. The driveway is block paved and shingle, with mature trees and shrubbery screening the property from the road. Car port parking can be found to the side, with access to the garage and gardens.

THE GRAND TOUR

Heading inside, the hall entrance offers an abundance of storage and cupboards. Stairs lead to the first floor, whilst doors lead to the principal reception rooms. To your right, the main sitting room can be found, with a feature fireplace, wood effect flooring underfoot and window to front. French doors lead to the conservatory, creating an open plan layout if required. Heading into the utility room, a door immediately to your left leads to the W.C - a fully tiled room with a low level W.C with recessed hand wash basin above. The utility room includes storage cupboards at both high and low level, with a recessed sink, wall mounted gas fired central heating boiler, and space for a washing machine and dishwasher. The kitchen/dining room is open plan, with a range of wall and base level units, space for a Range style cooker, with room for a fridge freezer and a combination of an island and dining table. This spacious room also flows seamlessly into the conservatory via French doors. The conservatory is a large room with tiled flooring and uPVC Double glazed windows to all sides. Ideal for entertaining and enjoying the garden views, a useful storage room



To arrange an accompanied viewing please call our
Brundall Office on **01603 336556**



Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

starkingsandwatson.co.uk

leads off which is an ideal pantry style storage space. Upstairs the galleried landing offers storage and built-in eaves storage, with doors to the four bedrooms. The first bedroom is currently used as a hobby room, but one empty, wood effect flooring runs under foot and a window faces to front. The main bedroom is next door, with a window to rear offering garden views, built-in full width run of wardrobes, and an en suite shower room with tiled walls and built-in storage under the sink. The family shower room is next door offering even more storage, whilst the last two bedrooms can take double beds with one including built-in storage.

THE GREAT OUTDOORS

Heading outside, the extensive gardens offer a multitude of spaces and planting, starting with a patio area with mature trees. A bridge takes you over a running stream and pond, with various raised beds. The lawn is created in adjoining circles, surrounded by planting and seating, whilst shingled pathways lead on, where a green house, summer house and covered seating area can be found. Backing onto trees, this green and leafy setting offers a private and tranquil feel.

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 5BS

What3Words : ///nuns.mixed.ruler

VIRTUAL TOUR

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

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^m
 1724.15 ft²
 160.18 m²



Floor 1



Ground Floor

