



41 Plumstead Road  
Thorpe End, Norwich NR13 5BS

**BROWN & CO**



## 41 Plumstead Road, Thorpe End, Norwich NR13 5BS

A period end-terrace two-bedroom house with front and rear gardens and parking. Approved planning permission to double the size of the residence in place and available.

£295,000



### DESCRIPTION

No, 41 Plumstead Road comprises an attractive two-bedroom end-terrace house with delightful front and rear gardens together with a good parking area in the sought-after village of Thorpe End.

The house enjoys well-arranged accommodation on two floors and briefly comprises entrance hall, sitting room, kitchen dining room, two double bedrooms and a family bathroom.

To the outside there is a front garden with a path leading from the road up to the front, a side access leads round into the rear gardens which offer privacy from the private road, with a particular feature of the house being the extensive parking.

Much of the attraction here is the approved planning permission to extend the residence as a buyer sees' fit. Currently, there are plans to create an open plan kitchen dining area with a further reception room, and two further bedrooms with en-suite facilities on the first floor, creating a four-bedroom house. The planning can of course be adapted, and any buyer will have an opportunity to create something very special subject to the necessary planning consents.

Services – Mains water, mains drainage, mains electricity.

Local authority – Broadland District Council. Council tax band B.

### LOCATION

Thorpe End Garden Village is a very popular residential area to the north-east of Norwich. The B1140 runs through the village from Norwich to the Norfolk Broads area and there is a bus service from the village green into Norwich city centre. Local amenities include a post office/newsagent, hairdressers, and an Aga shop. There is also a church and a village hall. A much wider range of amenities, including shops, a Sainsbury's store, all levels of schools, doctors and dentist surgeries and health and leisure centres can be found in the nearby suburb of Thorpe St Andrew. There is also easy access from the area to the A47 Norwich southern bypass.

### DIRECTIONS

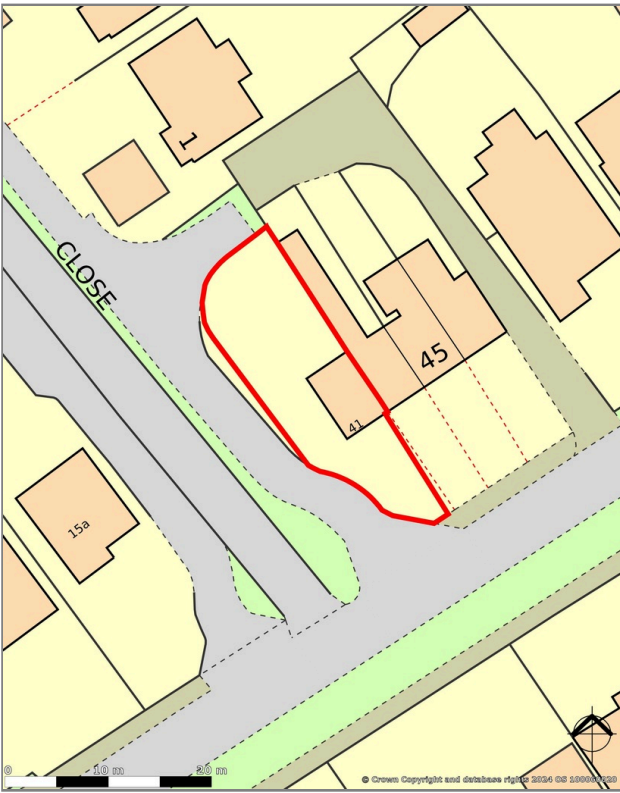
From the roundabout on the inner ring road at the junction with Barrack Street, Riverside Road and Gurney Road, proceed up Ketts Hill and into Plumstead Road. Continue along Plumstead Road to the Heartsease roundabout and take the second exit into Plumstead Road East. Remain on this road through Thorpe St Andrew, passing Dussindale Drive on the right and upon reaching Thorpe End the property will be seen on the left-hand side.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





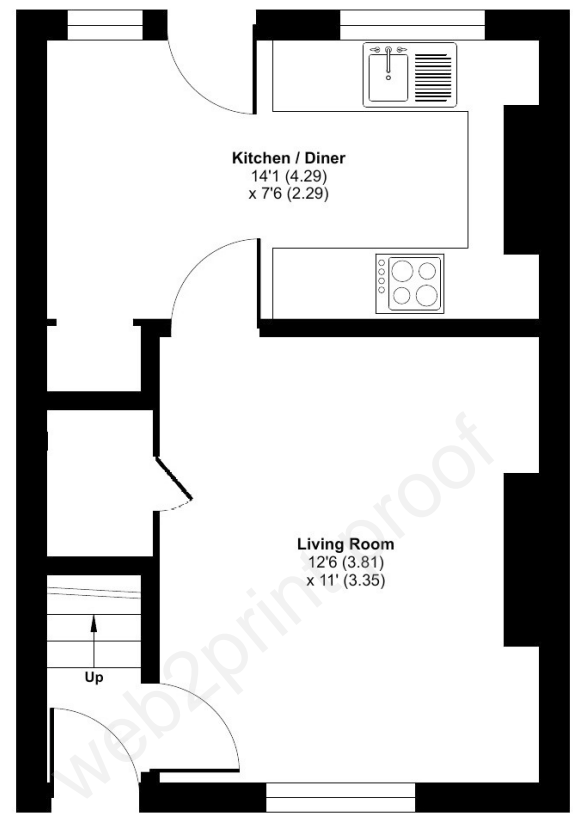
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



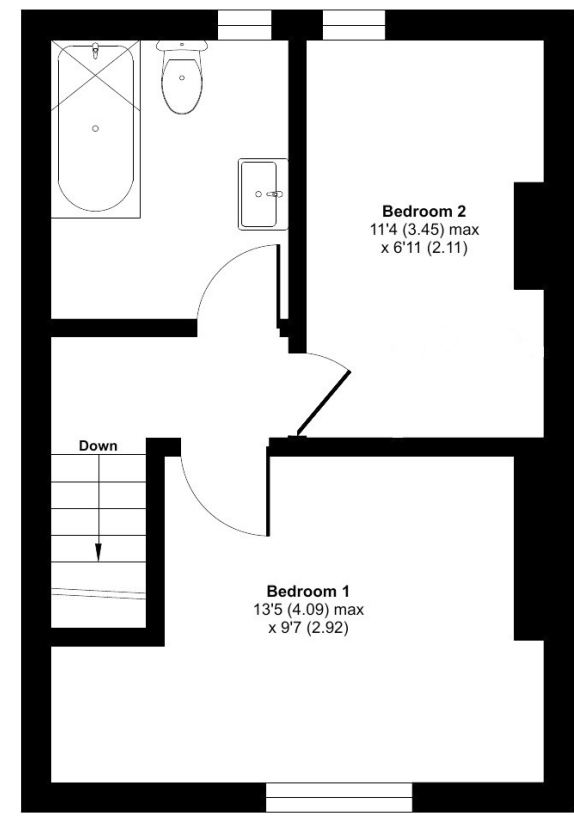
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Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Brown & Co. REF: 1161967

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