



Plumstead Road, Norwich - NR1 4JT



Plumstead Road

Norwich

With A GARDEN and PARKING, this SELF CONTAINED, spacious and well appointed MODERN GROUND FLOOR FLAT is accessed via a PORCH ENTRANCE leading to a brilliant OPEN PLAN main living area. The SITTING/DINING and KITCHEN spaces measures some 19' in length - featuring a KITCHEN with MULTIPLE BUILT-IN APPLIANCES for ease of living. A generously sized three piece SHOWER ROOM serves the ONE DOUBLE BEDROOM with BUILT-IN WARDROBES and additional storage, with uPVC French doors out into the rear patio/terrace area. Behind the property is one allocated OFF ROAD PARKING space, accessed via the brick weave drive to the side of this home.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Modern Ground Floor Flat
- Fantastic Decorative Order
- 19' Open Plan Main Living Space
- Kitchen with Integrated Appliances
- Large Double Bedroom
- Three Piece Shower Room
- Allocated Off Road Parking - Outside Patio/Terrace
- Share of Freehold & Low Service Charges

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

This property can be found set back from the street behind a low level timber barrier with a large brick weave driveway to the front and side of the property. Heading down beyond the property and immediately to your right is the allocated parking space with timber access gate into the rear courtyard space.



THE GRAND TOUR

Initially stepping into the ever handy porch entrance ideal for hanging coats and shoes before heading indoors, this space has the same wood effect flooring running throughout here in addition to the main living accommodation. Stepping into the main living space fantastically set out in an open plan style initially with the large sitting/dining room area suited to any choice of layout for the occupants with large uPVC double glazed windows to the front, radiator below and floor space leading into the kitchen with an array of wall and base mounted storage. Tiled flooring sits in front of the kitchen work surfaces featuring multiple integrated appliances such as a fridge, freezer, dishwasher, electric oven and hob with extraction above and washer dryer too. The smaller central hallway allows access into both the bedroom and bathroom whilst ahead is a sizable storage cupboard for additional storage solutions. To your left is the three piece shower room with tiled flooring, this suite offers vanity storage and a sizable corner shower unit with frosted double glazed windows to the rear of the property. The bedroom is situated on the right of the property with wood effect flooring underfoot, this space benefits from a built in wardrobe and handy under the stairs storage whilst uPVC French doors open onto the patio area at the rear of the property.

FIND US

Postcode : NR1 4JT

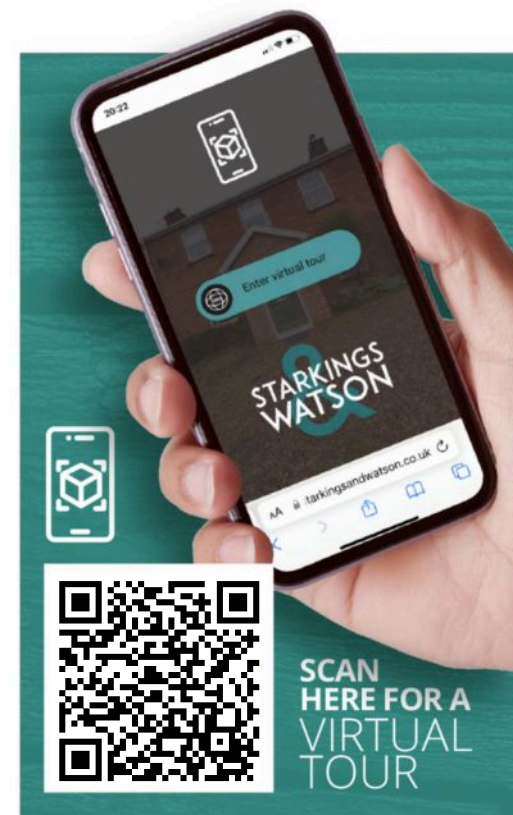
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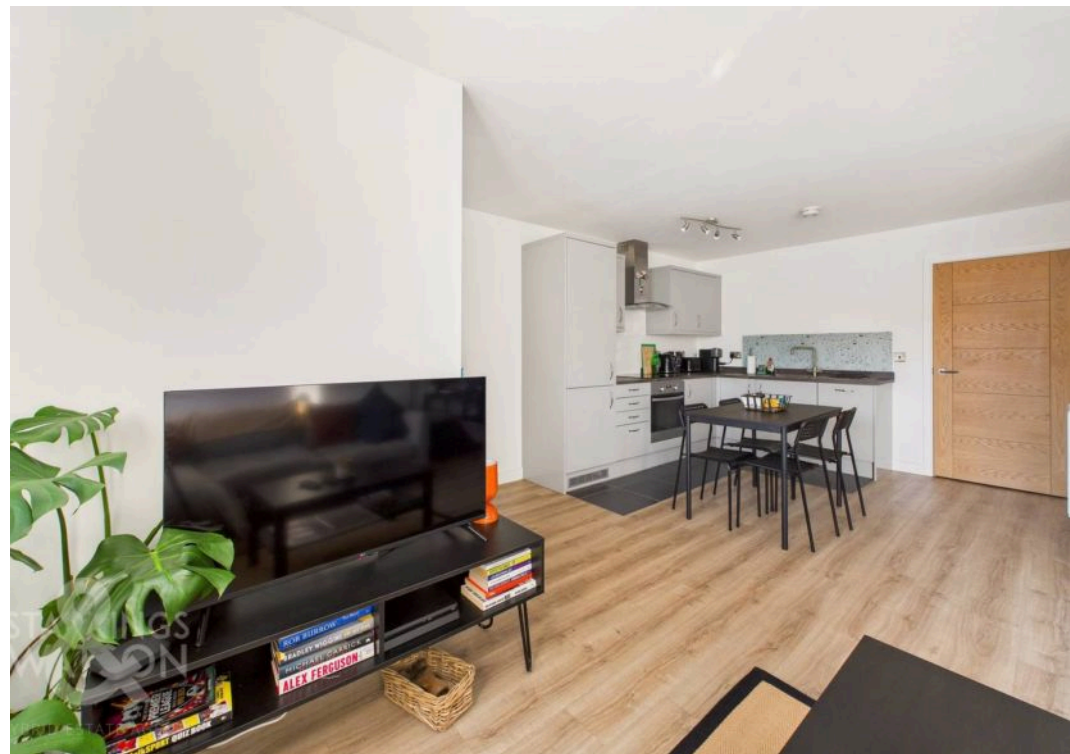
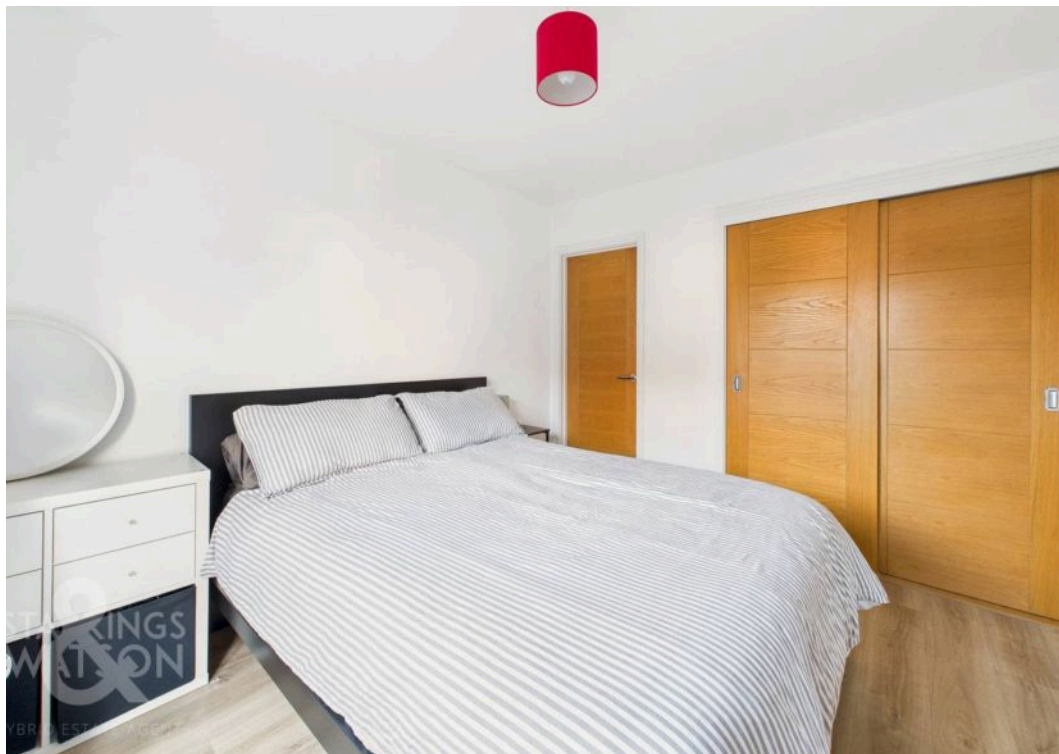
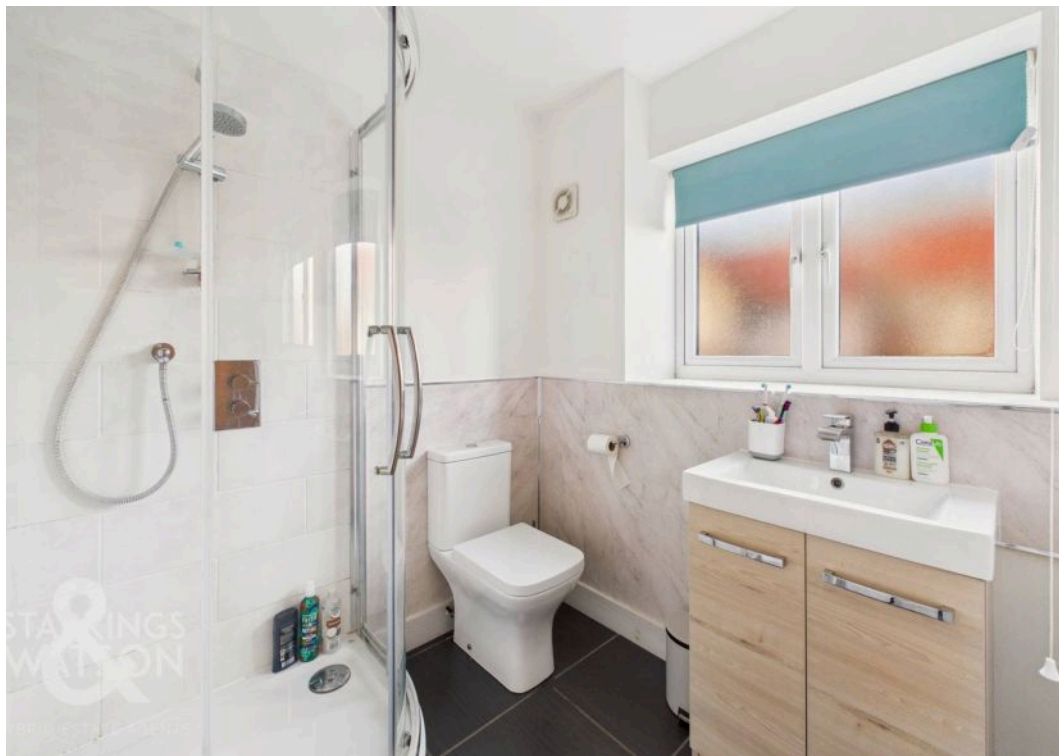
VIRTUAL TOUR

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

AGENTS NOTE

This property is offered on a leasehold agreement with the lease being signed for 125 years as of 2017. Occupants share 1/6th of the freehold via a management company. The service charge equates to £346 per annum with payments available to pay every 6 months or monthly. This payment also includes buildings insurance.



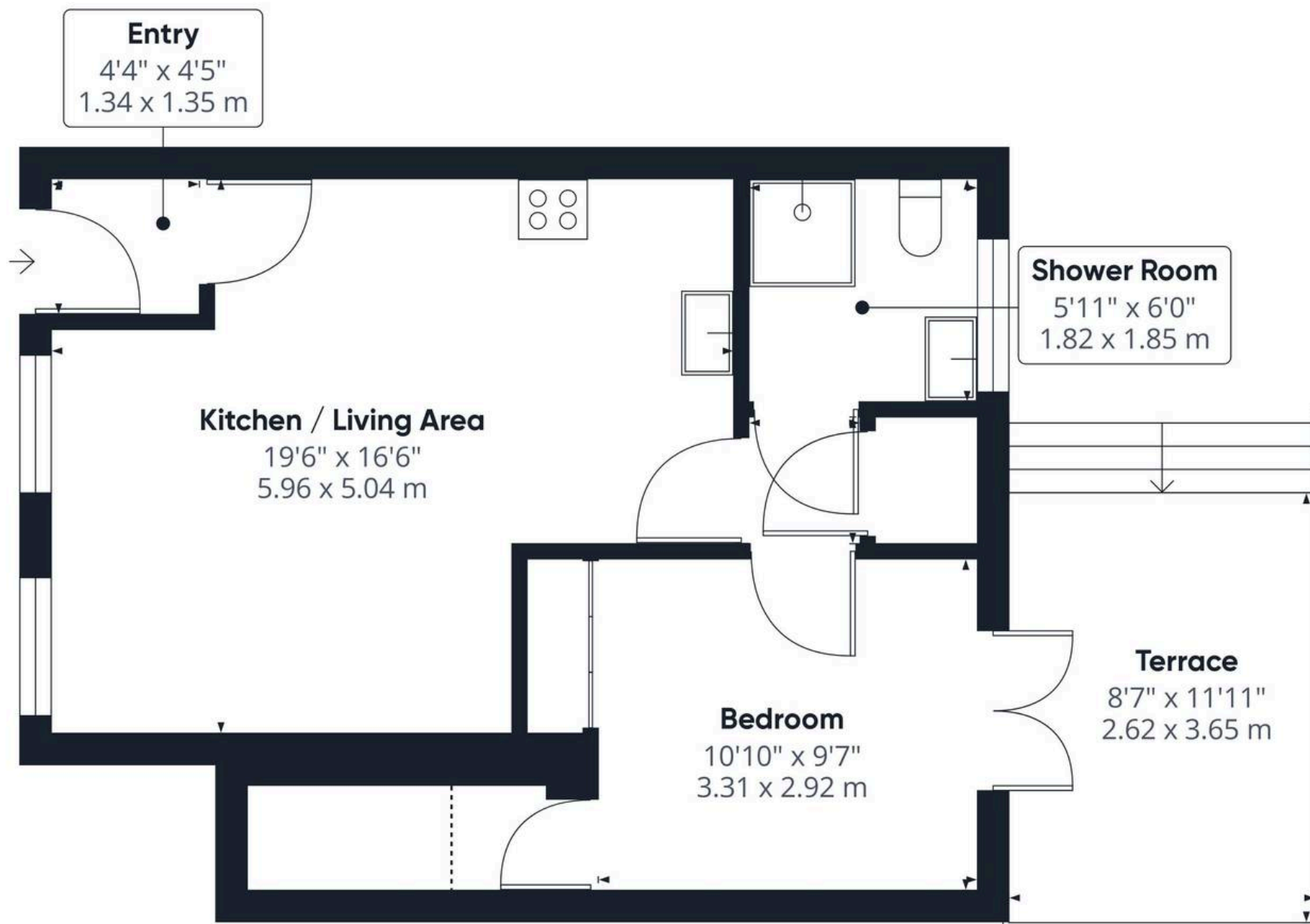




THE GREAT OUTDOORS

Stepping out onto the patio, this space is predominantly laid with timber decking and a brick wall surround, the garden is fully enclosed with swinging gate directly onto the parking spot allocated for this property.





Approximate total area⁽¹⁾

497.72 ft²

46.24 m²

Balconies and terraces

124.97 ft²

11.61 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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