



Plumstead Road, Norwich - NR1 4JU





## Plumstead Road

Norwich

NO CHAIN. This SEMI-DETACHED HOME has been EXTENDED to offer a greater floor space and larger living spaces ideal for family living all paired with a sizeable PRIVATE REAR GARDEN adding to the appeal of this family home. The main living space comes in the form of an IMPRESSIVE 27' OPEN PLAN sitting and dining room opening to the extended portion of the home through sliding doors. The kitchen is just as impressive in its size due to the extension to create a free-flowing space offering AMPLE STORAGE and INTEGRATED APPLIANCES. From the first floor landing THREE BEDROOMS are on offer alongside a modern FAMILY BATHROOM SUITE only recently installed to the end of 2025. The property offers OFF ROAD PARKING to the front with an additional parking space with potential for a GARAGE/WORKSHOP at the very rear (stp).



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- No Chain
- Semi-Detached House
- Sitting/Dining Room Spanning Over 27'
- Extended Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms All Off The Central Landing
- Brand New 2025 Fitted Family Bathroom
- Private Rear Garden Reaching Approx. 80ft In Length
- Driveway To The Front & Further Parking At The Rear Of The Home

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

The home is set back from the street with a tall mature hedge frontage separated from the public footpath with a low level brick wall which opens up to reveal a large shingle driveway suitable for the parking of multiple vehicles. A side access gate to the left hand side of the property takes you towards the rear garden with a further potential parking or garage space located at the very bottom of the garden.



## THE GRAND TOUR

Initially as you step in, the porch entrance is the first space to greet you laid with wood effect flooring creating the ideal space to hang coats and shoes before heading into the remainder of the home. The main hallway takes you to all living accommodation within the home as well as stairs for the first floor and handy under the stairs WC. The main living space comes to the right hand side of the property in the form of an incredibly versatile 27' open plan sitting and dining room. Space is fronted by large uPVC double glazed windows with sliding doors to the very rear allowing natural light to fill every corner of the room. The kitchen, courtesy of a historic extension, is again generous in size with integrated appliances to include eye level oven and hob with extraction above with room remaining and plumbing for further white goods to include a washing machine and dishwasher amongst the multitude of wall and base mounted storage units. Towards the rear through the sliding doors from the dining area, breakfast bar seating has been added by the current owners with a second set of uPVC double a sliding doors taking onto the rear garden patio with pergola above. From the first floor landing all three of the bedrooms within the home can be found with the slightly smaller coming towards the very rear of the home still being capable of hosting a double bed if required whilst two incredibly well proportioned double bedrooms are also on offer each of which being more than capable of holding a double bed with additional storage solutions and further soft furnishings.

The most recent addition by the current owners comes on the first floor is the 2025 installed family bathroom suite with the space currently features a rainfall shower head and glass screen mounted over the bath, an attractive full tiled surround, built in storage cupboard and low level radiator.

## FIND US

Postcode : NR1 4JU

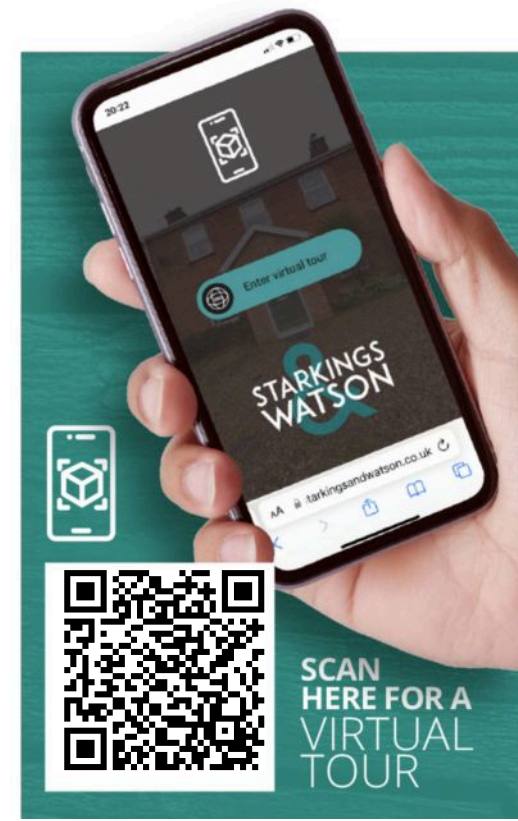
What3Words : ///soccer.pound.proof

## VIRTUAL TOUR

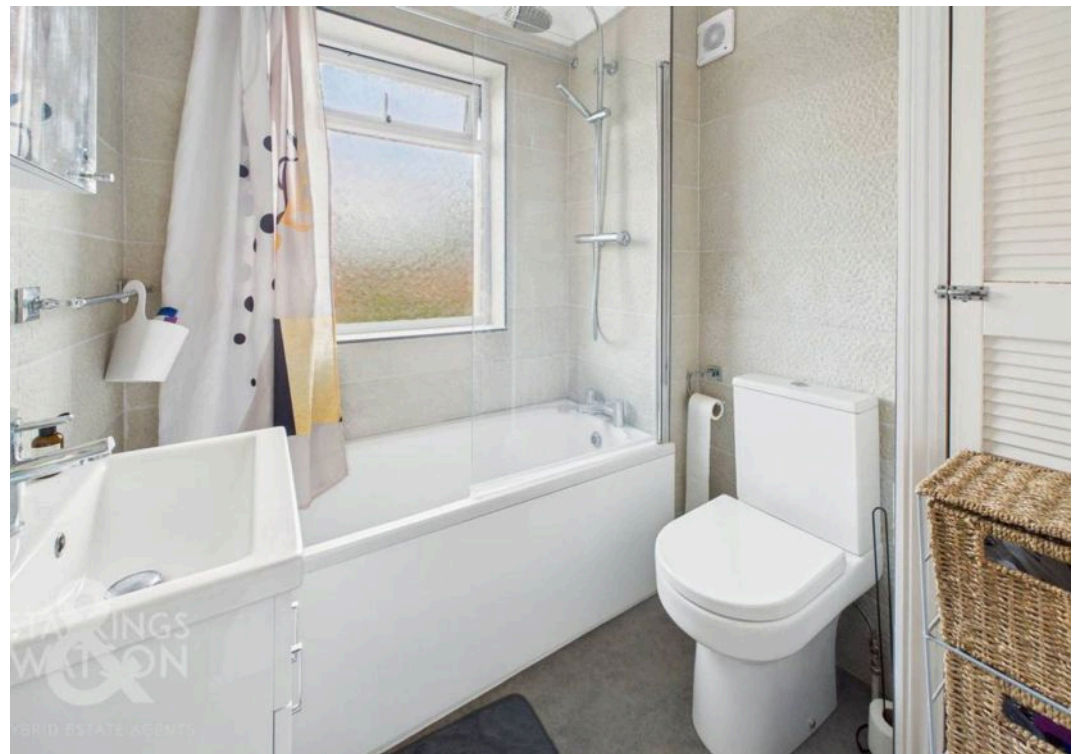
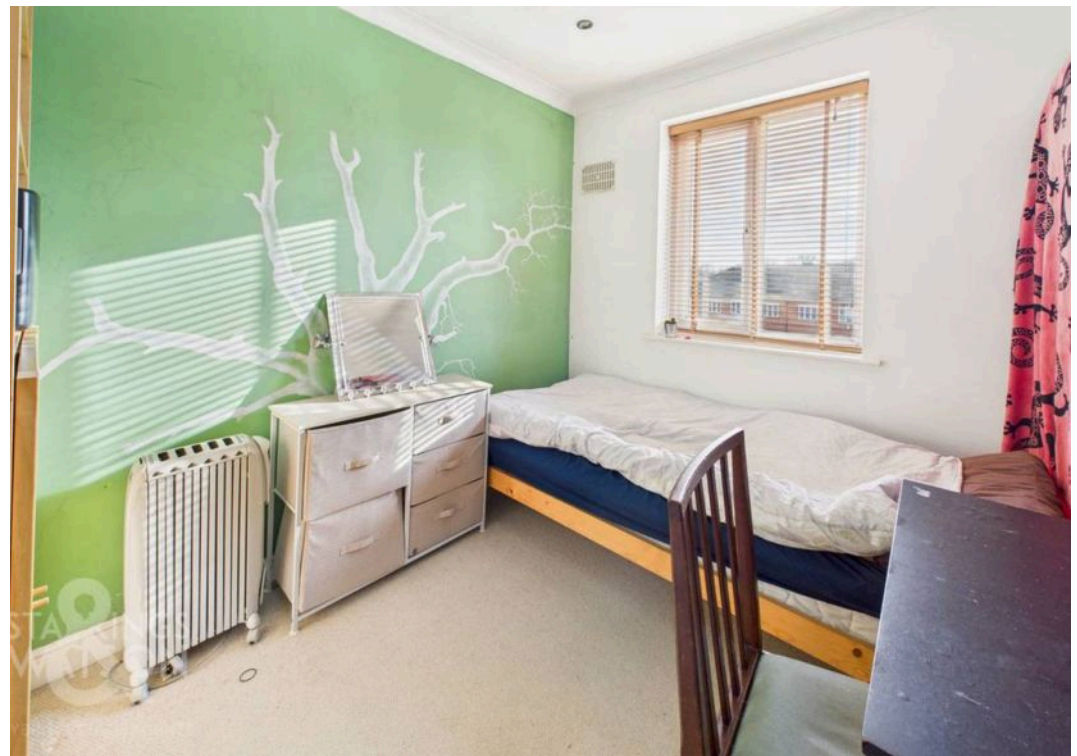
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Please note the secondary parking area to the rear of the home is accessed from Wolfe Road through a private track with a right of access placed upon it for this purpose. The previous owners have removed what was a garage in this space with potential for this to be reinstated (stp).









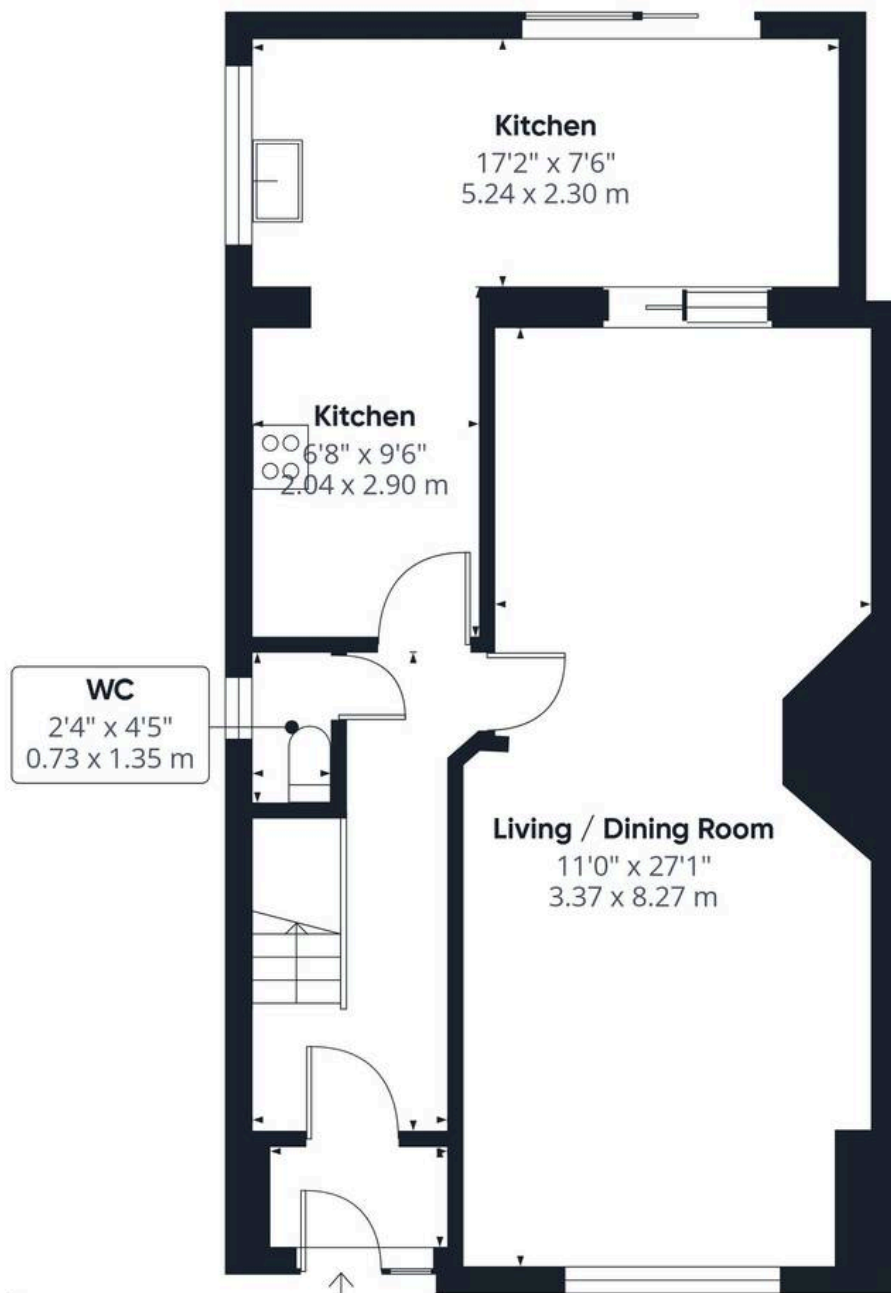


## THE GREAT OUTDOORS

The rear garden is much like the internal accommodation incredibly generous in size where initially a flagstone patio is raised from the remainder of the garden with pergola covering above. Gentle steps take you down to the rest of the garden which is predominantly laid to lawn with mature hedge borders creating a privacy screen at the very bottom of the garden. The space is fully enclosed with timber panel fencing with an opening to the very bottom at the right hand side where a garage used to sit however, currently offers potential for further off road parking or for something similar to be reinstated (stp).







Floor 1

Approximate total area<sup>(1)</sup>

992 ft<sup>2</sup>

92.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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