

Plumstead Road East, Norwich, Norfolk

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ESTATE AGENTS

Stunning detached 4/5 bed house offered in beautiful condition and having been sympathetically extended offering over 1700 sqft of living space.

Accommodation comprises briefly:

- Living room
- Dining room
- Family room/Bedroom five
- Kitchen/Breakfast room
- Snug
- Four bedrooms
- Two shower rooms
- Gated off street parking
- Large wrap around secluded garden
- In excess of 1700 sqft

The Property

Inside the house offers high ceilings with large windows throughout, with an abundance of high quality fixtures and fittings the accommodation is flexible with numerous reception rooms which can double up as guest bedrooms if required. The house would make a fantastic family home and viewing is strongly recommended.

Guide Price £425,000 subject to contract





Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas central heating. Mains water, electric and drainage.

EPC Rating: E

Local Authority

Norwich City Council
Tax Band: D
Postcode: NR7 9NA

Agents Note

It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

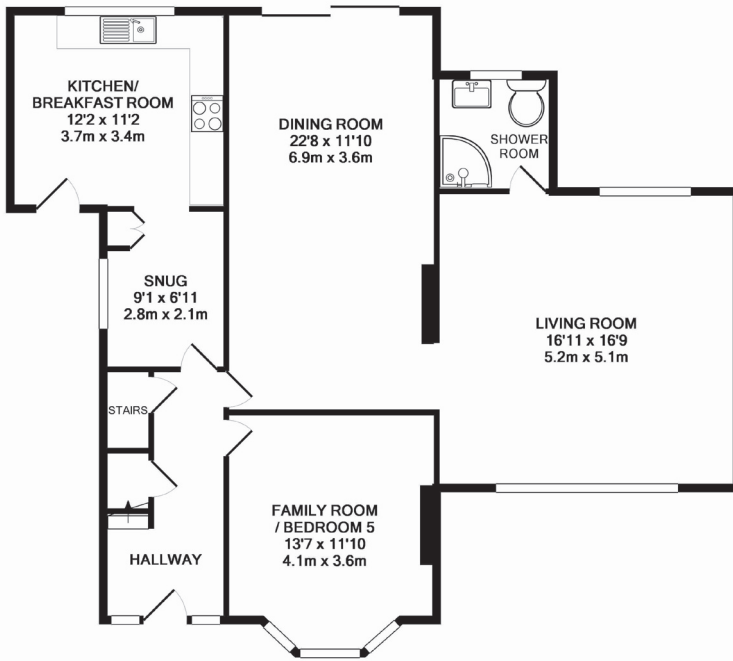
Vacant possession of the freehold will be given upon completion.

Outside

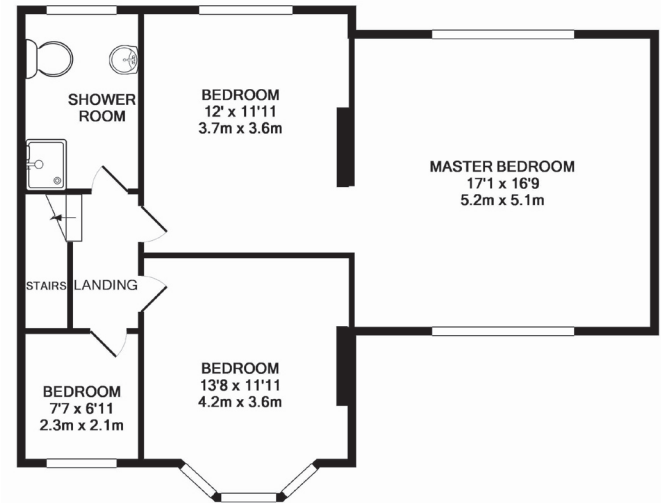
The house is set back from Plumstead Road East with a gated driveway which runs down the side of the property to the rear of the garden. The garden itself is a large secluded mature wrap around garden with a patio entertaining area.

Location

You will find the property situated east of the Cathedral City centre of Norwich in the heart of Thorpe St Andrew, you are within reasonable distance to an excellent selection of amenities including schooling for all ages, local doctors surgery, shops and pubs, nearby bus stops also give you excellent public transport in and out of the City centre.



GROUND FLOOR
APPROX. FLOOR
AREA 1032 SQ.FT.
(95.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1797 SQ.FT. (167.0 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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To arrange a viewing please call us on 01603 859343

Beccles: 01502 710180
Bungay: 01986 888160
Bury St Edmunds: 01284 848454
Diss: 01379 644822
Halesworth: 01986 888205
Harleston: 01379 882535
Loddon: 01508 521110
Saxmundham: 01728 888117



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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