



Plumstead Road, Norwich

Guide Price £330,00 - £350,000 Freehold

Energy Efficiency Rating : 68

- ✓ No Chain
- ✓ Scope to Extend/Build or Convert Loft (stp)
- ✓ Walking Distance to Norwich City
- ✓ Modern Finish Throughout
- ✓ Kitchen/Dining Room
- ✓ Three Double Bedrooms
- ✓ Off Road Parking & Garage
- ✓ Low Maintenance Rear Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





NO CHAIN and situated perfectly for CITY LIVING! Within WALKING DISTANCE to NORWICH CITY CENTRE and the RIVERSIDE ENTERTAINMENT this DETACHED BUNGALOW has been RECENTLY RENOVATED to a HIGH STANDARD with newly laid floor coverings, PLASTERED WALLS & CEILINGS and modern fixtures and fittings throughout. The accommodation comprises a MODERN FITTED KITCHEN with space for appliances and a DINING TABLE, family bathroom with FOUR PIECE SUITE, THREE DOUBLE BEDROOMS and a GENEROUS SITTING ROOM. There is SCOPE TO EXTEND the property, BUILD within the grounds or CONVERT THE LOFT (stp) due to the size of the SUBSTANTIAL PLOT and the flexibility of the property itself. Parking is provided to front for MULTIPLE VEHICLES on the SHINGLE DRIVEWAY that runs alongside the property and leads to the GARAGE and REAR GARDEN.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR1 4JX), but to help you...Leaving Norwich via Ketts Hill, and along Plumstead Road turning into the driveway just after Wellesley Avenue North. Indicated by our 'For Sale' board.

The property is approached via a substantial shingle driveway providing off road parking for multiple vehicles, access to the garage, main property and gardens.

Composite entrance door to:

ENTRANCE HALL

Vinyl flooring, radiator, smooth ceiling, doors to:

DOUBLE BEDROOM

13' x 10' 9" (3.96m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to front and side, smooth ceiling.

DOUBLE BEDROOM

13' x 9' 7" (3.96m x 2.92m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

8' 9" x 8' 6" (2.67m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C., hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, electric shower and screen, tiled splash backs, vinyl flooring, chrome heated towel rail, uPVC obscure double glazed window to rear, extractor fan, smooth ceiling.

KITCHEN/DINING ROOM

Fitted range of wall and base level units with complementary square edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up stands, space for fridge freezer, washing machine, dishwasher and tumble dryer, cupboard housing wall mounted gas fired central heating boiler, upright radiator, uPVC double glazed window and door to rear, smooth ceiling.

SITTING ROOM

16' 2" x 12' 9" (4.93m x 3.89m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC obscure double glazed porthole window to side, smooth ceiling.

GARAGE

22' 6" x 7' 10" (6.86m x 2.39m) Up and over door to front, power and light.

STORE ROOM

8' 8" x 6' 4" (2.64m x 1.93m) Power and light, door to garage, door to storage cupboard, door to side, window to side.

OUTSIDE REAR

Heading outside, there rear garden is low maintenance and laid as shingle currently. Scope exists for a potential purchaser to fully landscape and add flower bedding, lawn and plantings. Enclosing the garden there is brick walled and timber panel fenced boundaries with access provided to the lean to storage and garage.

AGENTS NOTE

Planning has been granted to demolish the existing building and erect two properties on the plot under ref 19/01647/F with Norwich City Council.





Garage

**STARKINGS
&
WATSON**

Floor Plan
Approximate Floor Area
873 sq. ft
(81.10 sq. m)

Approx. Gross Internal Floor Area 873 sq. ft / 81.10 sq. m

Agents Note: 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

Centralised Hub:

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