



290 Plumstead Road East | | Norwich | NR7 9NL

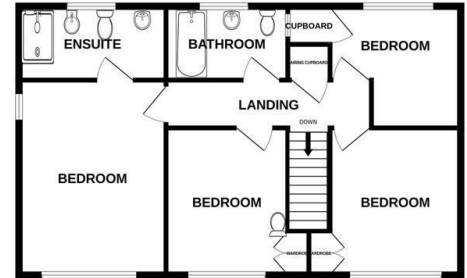
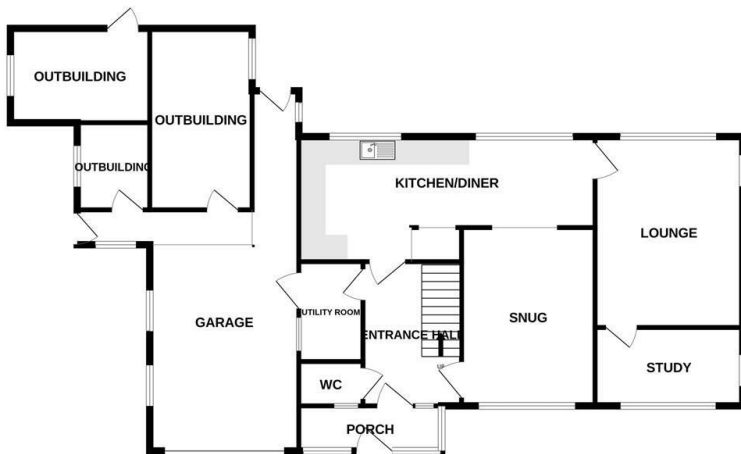
Offers Over £585,000

****NO ONWARD CHAIN // RARELY AVAILABLE DETACHED HOUSE ON A GENEROUS PLOT SURROUNDED BY MATURE WOODLAND**** Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, FOUR BEDROOM, DETACHED HOUSE situated on a good sized plot on the edge of the sought after suburb of Thorpe St Andrew. Accommodation comprising entrance porch, entrance hall, lounge, kitchen/diner, snug, study, utility room and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. The property is approached by a generous driveway providing OFF ROAD PARKING FOR SEVERAL VEHICLES leading to a garage with two attached outbuildings. There are also vast side and rear lawned gardens with low level fencing BACKING ONTO MATURE WOODLAND. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Entrance Hall

Doors to snug, kitchen/diner, utility room, WC and stairs to first floor.

Lounge 14'3" x 11'11"

Two double glazed windows, radiator.

Kitchen/Diner 24'4" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer and dishwasher, two double glazed windows, two radiators, boiler.

Snug 12'4" x 10'11"

Double glazed window, radiator.

Study 11'10" x 6'5"

Two double glazed windows, radiator.

Utility Room 8'1" x 4'9"

Sink and drainer, space for washing machine, radiator, PVC door.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 15'9" x 11'10"

Two double glazed windows, radiator.

En-Suite 11'10" x 5'8"

Shower cubicle, low level WC, hand wash basin, bidet, radiator, frosted double glazed window.

Bedroom Two 11'9" x 11'0"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 11'10" x 9'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 10'10" x 9'7"

Double glazed window, radiator, built in wardrobe.

Bathroom 10'1" x 5'7"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Large driveway providing ample off road parking for several vehicles.

Outside Rear

Large wrap-around lawned gardens enclosed by fencing backing onto mature woodland.

Garage 21'2" x 11'10"

With two attached outbuildings with power and lighting.

Local Authority


Broadland District Council, Tax Band D.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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