



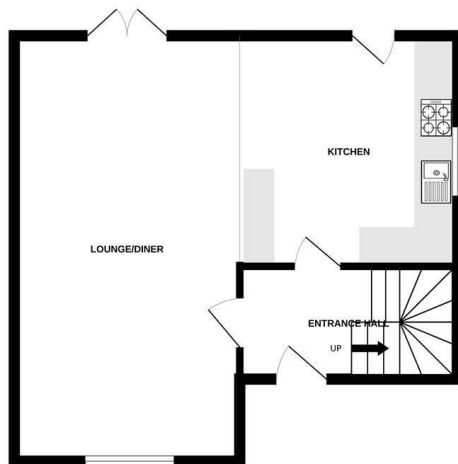
62 Plumstead Road | | Thorpe | NR1 4JU

£375,000

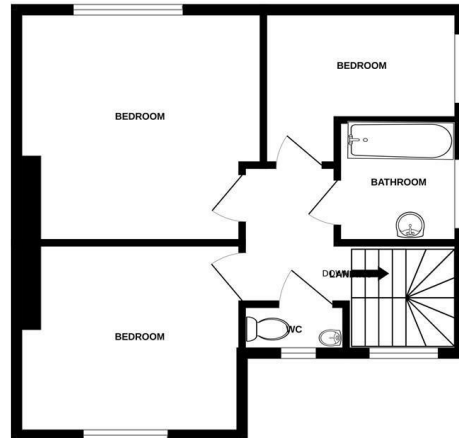
****GUIDE PRICE £375,000 - £400,000** STUNNING DETACHED HOUSE WITH AN IMPRESSIVE GARDEN STUDIO AND OFFERED WITH NO CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DETACHED HOUSE situated to the east of Norwich close by to the City Centre. Accommodation comprising entrance hall and OPEN PLAN MODERN KITCHEN/LIVING AREA to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a LARGE DRIVEWAY to the front providing ample off road parking and to the rear there is a well presented garden with a GARDEN STUDIO providing multiple uses. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers 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 Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Door to kitchen, lounge and stairs to first floor.

Open Plan Kitchen/Living Area 23'2" x 22'1"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, integrated dishwasher and washing machine, space for fridge/freezer, patio doors, two double glazed windows, two radiators.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'9" x 12'2"

Double glazed window, radiator.

Bedroom Two 11'8" x 9'8"

Double glazed window, radiator.

Bedroom Three 9'11" x 5'6"

Double glazed window, radiator.

Bathroom

Frosted uPVC double glazed window, quality fitted two-piece suite comprising shower bath with shower over and glazed shower screen, hand wash basin with vanity unit, fitted mirror, fully tiled walls, extractor, chrome heated towel rail, tiled flooring.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Large driveway providing ample off road parking.

Outside Rear

Raised timber decking, lawned garden, garden studio currently being used a home salon, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band C

Tenure

Freehold

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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