



Pine Court Plantation Drive, Norwich - NR7 8JB





## Pine Court Plantation Drive

Norwich

This GROUND FLOOR FLAT, close to NORWICH CITY CENTRE offers ALLOCATED PARKING and ample VISITOR PARKING with SECURE ACCESS and COMMUNAL GARDENS. This TURNKEY property is READY TO MOVE IN, immaculately presented with a light and bright contemporary feel throughout. The accommodation benefits from a 14' SITTING ROOM seamlessly flowing into the KITCHEN with ample DINING SPACE. The FAMILY BATHROOM offers a three piece suite with shower over bath, completed with TWO BEDROOMS, the MAIN BEDROOM offering generous walk in storage.



Council Tax band: B

Tenure: Leasehold

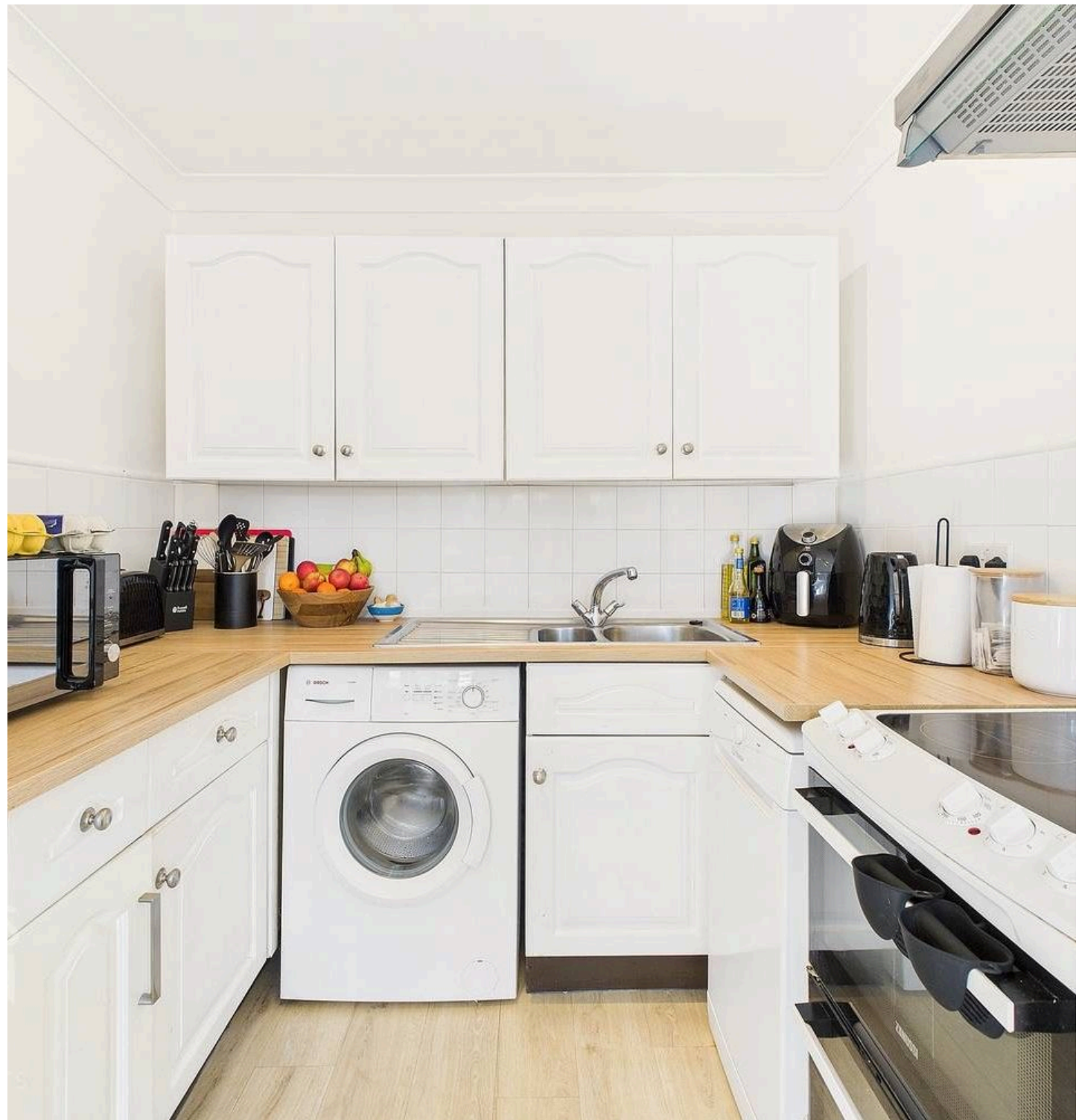
EPC Energy Efficiency Rating: C

- Two Bedrooms
- Ground Floor Flat
- Allocated Parking
- Close to Norwich City Centre
- uPVC Double Glazing & Electric Central Heating
- 14' Sitting Room
- Communal Gardens
- Immaculately Presented with Modern Interior

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

#### SETTING THE SCENE

The property is accessed at the end of Plantation Drive, a tree-lined approach leading to the rear of the development with vehicle parking. Entry to the residence is secured via an access door, leading through a communal walkway to the main entrance.





## THE GRAND TOUR

The main entrance opens to the carpeted hallway entrance, immediately to the left is the conveniently located family bathroom, with grey floor to ceiling tiling, a three piece suite with a bath and overhead shower and glass splashback. Vanity storage can be found beneath the sink and a floating mirrored vanity unit above. Adjacent, the second bedroom offers carpeted flooring underfoot, uPVC double glazed windows, skimmed ceiling and finished in white giving a sense of space, also making a great study space. The master bedroom also leads from the hallway, also offering carpeted floors and a light, spacious feel. Also benefitting from large walk in wardrobes and space for a large bed and further furniture. The 14' sitting room enjoys natural light from twin uPVC French doors overlooking the communal garden space, two radiators ensure the room stays warm and ample space for sofas and furniture offer plenty of flexibility. The Kitchen completes the accommodation accessed via an arched entrance from the living room. This room features wood-effect flooring, an array of wall and floor base storage cupboards, wood-effect worktops with white tiled splashbacks, and a stainless steel sink with integrated drainer and mixer tap. Plentiful space is provided for white goods and dining furniture.

## FIND US

Postcode : NR7 8JB

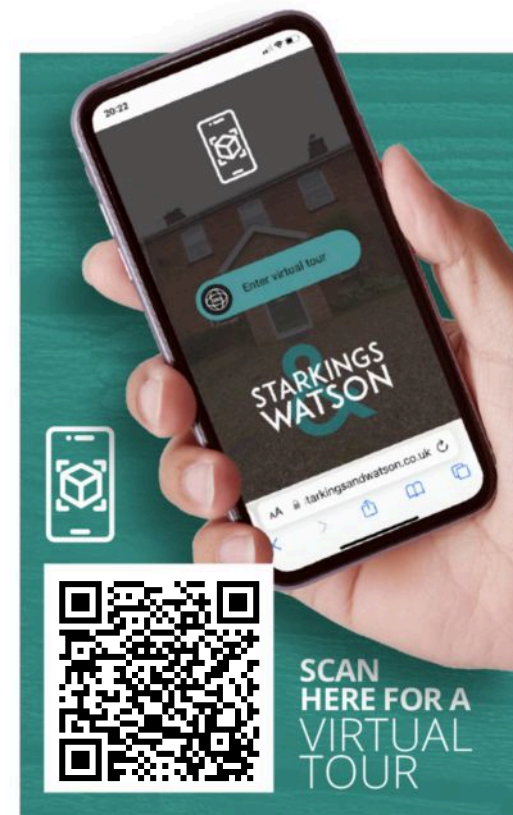
What3Words : [///items.loves.author](http://www.what3words.com/#!/items/loves/author)

## VIRTUAL TOUR

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

## AGENTS NOTES

We are advised the property is offered leasehold with the remainder of a 87 year lease. Service charges are in the region of £1,600 PA. The ground rent is charged at £150 PA. For further clarification please contact our office







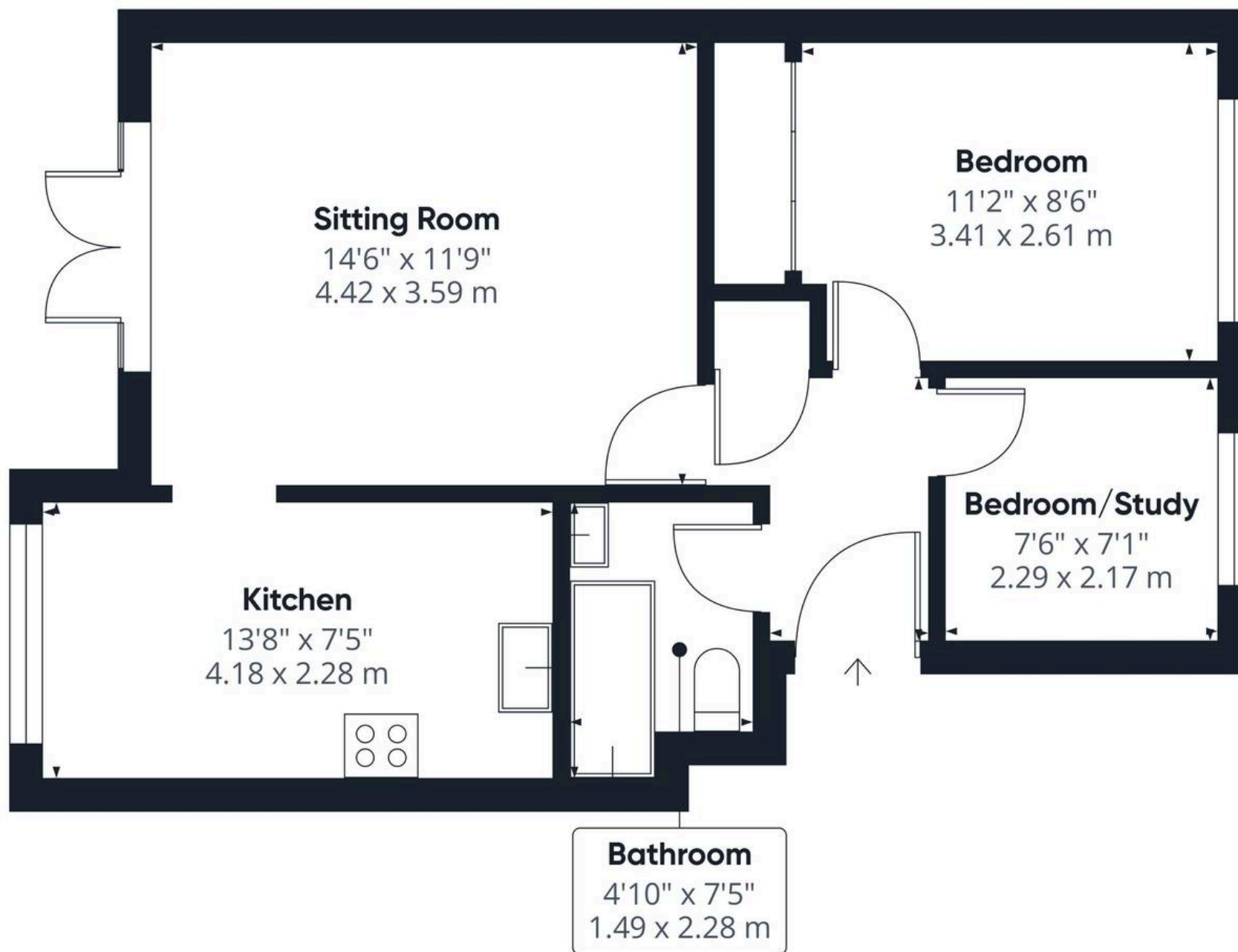


## THE GREAT OUTDOORS

French doors from the property extend onto a communal garden, featuring an adjacent patio designed to accommodate outdoor furniture and provide a sun-drenched area during the summer. The garden's layout primarily consists of a well-maintained lawn, complemented by established mature shrubs.







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

521.4 ft<sup>2</sup>

48.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.