



Plantation Road, Norwich NR6 5RH

welcome to

Plantation Road, Norwich

A superb, spacious, and extended three-bedroom early 1950's built family home. It is situated in a popular non-estate location, on this wide-open road just off Middleton's Lane in the heart of Hellesdon, one of Norwich's most popular residential suburbs. View now to avoid disappointed!



Accommodation

This wonderful family home boasts (STMS) a 70ft enclosed garden with extensive brick-weave driveway, offering ample space for several vehicles including space for a caravan or motor home. This is equally paired with a 22ft detached garage/workshop with two attached stores. The property itself has benefitted from improvement to include re-skimming most of the internal ceilings, and a delightful cast iron fireplace which is placed within the open plan living/dining room. Furthermore, the property in general is presented in good decorative order.

Internally the accommodation comprises of; entrance porch, hallway, with a 23ft open and flexible living/dining space, open-plan kitchen/breakfast room, utility/optional study, and cloakroom. This is complemented to the first floor by three bedrooms and stunning off-landing refitted bathroom which includes a free-standing roll-top claw foot bath with impressive ceiling mounted waterfall style shower.

This impressive home and popular residential area can only be fully appreciated by a full and early internal inspection.

Entrance Porch

External entrance door opening to porch. further leading to hallway.

Hallway

With stairs rising to first floor, radiator, and gives access to the living/dining room.

Living/Dining Room

23' 3" x 17' + bay (7.09m x 5.18m + bay)

Upvc double glazed bay window to front aspect, inset cast iron fireplace, external entrance door and windows to rear aspect.

Kitchen/Breakfast Room

14' 11" x 9' 8" (4.55m x 2.95m)

A comprehensive range of wall and base units with work surfaces over, stainless steel inset sink unit, space for fridge freezer and plumbing for dishwasher, free-standing range cooker, feature brick archway, upvc double glazed window to side aspect and double doors opening to rear garden.

Inner Hallway

Giving access to utility/study, cloakroom, and upvc double glazed window to side aspect, and door and window to rear aspect.

Utility/Study

9' 2" + bay x 5' 5" (2.79m + bay x 1.65m)

Upvc double glazed bay window to front aspect, radiator, and plumbing.

Wc

Suite comprising wc, wash hand basin and upvc double glazed window to rear aspect.

First Floor Landing

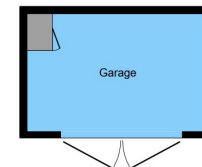
Giving access to three bedrooms, bathroom, and access to loft space with ascending loft ladder and light.



Ground Floor



First Floor



Garage

Bedroom One

13' 2" Max x 10' 2" (4.01m Max x 3.10m)

Upvc double glazed window to rear aspect and radiator.

Bedroom Two

10' 7" x 9' 10" (3.23m x 3.00m)

Upvc double glazed window to rear aspect and radiator,

Bedroom Three

9' 7" x 6' 10" (2.92m x 2.08m)

Upvc double glazed window to front aspect and radiator.

Bathroom

Suite comprising refitted with free-standing roll top claw foot bath, ceiling mounted stainless steel waterfall mains fed shower, wash hand basin, wc, chrome heated towel rail, and tiled splash backs.

Outside

Generous open frontage on a double width plot, non-estate location, opposite green space, with front garden laid to lawn, shrub beds, borders, and brick-weave driveway to side. This offers parking for multiple vehicles including a motor home or caravan. This is complemented by a 22ft garage/workshop with inspection pit, lighting, and power. There is also door to front and two attached storage rooms. The rear garden is well-proportioned, measuring approximately 70ft stms, and simply laid to lawn with good size patio, closed board fencing and further offers a good degree of privacy.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Plantation Road, Norwich

- Superb Approximately 1950's Family Home
- Three Bedrooms
- Extended & Renovated To High Standard
- 70ft STMS Rear Garden
- Extensive Brick-Weave Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: B

directions to this property:

From the W H Brown office on Reepham road in Hellesdon, proceed in the direction of Norwich city and at the roundabout turn right onto Middletons Lane. At the second mini-roundabout turn right onto Woodland Road, and turn right again onto Coppice Avenue, where the round becomes Plantation Road, and the property can be found identified by our W H Brown for sale board.

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103187 - 0002

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william h brown



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk