

Penrice Road, Little Plumstead, Norwich, NR13 5FP



welcome to

Penrice Road, Little Plumstead Norwich

THIS WONDERFUL FOUR BEDROOM DETACHED FAMILY HOME is located in the countryside of Little Plumstead, situated within easy access to the NDR and Norwich city centre whilst also benefiting from village life. **To avoid missing out on this fabulous home, please do contact the office!**













Entrance Hall

Understairs storage cupboard and laminate flooring.

Cloakroom

Wash hand basin, W/C, heated towel rail and laminate flooring.

Lounge

19' 9" \bar{x} 11' 3" ($6.02m\ x\ 3.43m$) Windows to front and rear aspects and doors to rear.

Kitchen

19' 8" x 11' 6" ($5.99m\ x\ 3.51m$) Windows to front, rear and side aspects, electric hob, electric cooker, integrated dishwasher, integrated fridge/ freezer, one and a half sized bowl and breakfast bar.

Utility Room

6' 7" x 5' 1" (2.01m x 1.55m) Sink unit, laminate flooring and door to rear.

First Floor Landing Bedroom One

11' 8" x 10' 4" ($3.56m\ x\ 3.15m$) Window to rear, built in wardrobes, carpeted floor, radiator and door to ensuite:-

Ensuite

Shower cubicle, W/C, wash hand basin, heated towel rail and tiled flooring.

Bedroom Two

11' 5" x 10' 2" ($3.48m\ x$ 3.10m) Window to front aspect, carpeted flooring and radiator.

Bedroom Three

11' 4" x 8' 2" (3.45m x 2.49m) Window to front and carpeted flooring.

Bedroom Four

7' 4" x 11' 8" ($2.24m\ x\ 3.56m$) Window to front, carpeted flooring and radiator.

Bathroom

Shower with shower over, W/C, wash hand basin, heated towel rail and tiled flooring.

Exterior

To the front, there is driveway parking with an electrical point and to the rear there is an enclosed garden.





welcome to

Penrice Road, Little Plumstead Norwich

- Four bedroom detached family home
- Generous living space
- Village location
- Easy access to Norwich and the NDR
- Perfect for young, growing families

Tenure: Freehold EPC Rating: B

offers in excess of

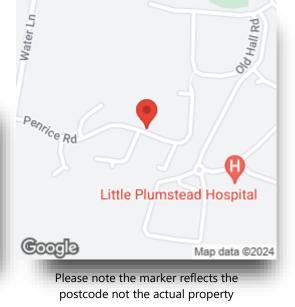
£400,000





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The Property Ombudsman

Property Ref: NOR139988 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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