




Middle Road | Norwich | NR13  
 Per Month £6,000 Per Month

abbotFox

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

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.





abbotFox presents The Lodge, formerly a gatehouse to the esteemed Great Plumstead Hall, this remarkable property has undergone a full renovation with carefully considered extensions and improvements by its owners, resulting in a truly luxurious living experience. This detached five-bedroom property is accompanied by a two-bedroom self-contained annexe.

The main house boasts generously proportioned rooms arranged over two floors. A welcoming reception hall sets the tone, leading to a thoughtfully designed layout that includes a well-appointed kitchen breakfast room, an elegant dining room, a home office, and a triple-aspect sitting room. Additionally, a convenient utility room, pantry and a WC add to the practicality of this exceptional home.

Ascending to the first floor, five spacious bedrooms await, with three boasting en suites for convenience. There is a luxurious family bathroom, off the landing also.

Completing The Lodge is an underground cinema room, perfect for indulging in the ultimate movie-watching experience.

The detached two-bedroom annexe offers a self-contained haven of comfort and privacy. There is a well-equipped kitchen and an inviting open-plan lounge dining area. A ground floor bedroom and bathroom provide ease of living, while an additional bedroom with an en suite bathroom awaits on the first floor.

Outside, electrically operated gates lead to ample parking space as well as a two-bay cart lodge. The garden, fully enclosed by close board fencing, presents a tranquil retreat with its expansive lawn, perfect for outdoor activities and relaxation and features an alfresco kitchen with a covered dining area.

This exceptional home is being offered for let fully furnished, and meticulously curated with the highest quality fixtures, fittings, and furniture. Every detail has been carefully considered. The comprehensive inventory includes not only exquisite furnishings of the highest quality but also fully equipped kitchens, complete with utensils.

