

FREEHOLD

House - Semi-Detached

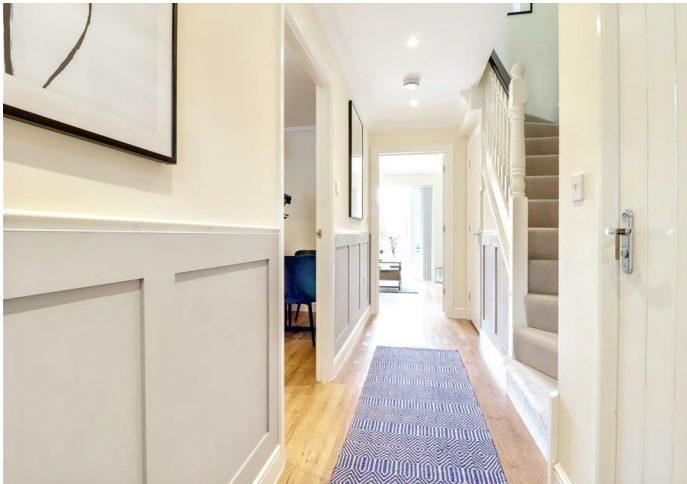
PENRICE ROAD LITTLE PLUMSTEAD NR13 5FP

Price Guide

£280,000

FEATURES

- Semi Detached House
- Interior Designed Styling
- Downstairs Wc
- Ensuite
- Parking
- Countryside Location
- Hall With Panelling
- Three Bedrooms
- Bathroom
- A Must View



3 Bedroom House - Semi-Detached located in Little Plumstead

Welcome to the charming village of Little Plumstead, this exquisite semi-detached house on Penrice Road is a true gem. Built in 2019 by the reputable Cripps, this property has been thoughtfully designed by the current owners, showcasing a blend of modern elegance and comfort.

Upon entering, you are greeted by a part-panelled entrance hall that leads seamlessly into a spacious kitchen and dining room, perfect for family gatherings and entertaining. The full-width sitting room, adorned with double doors, offers a delightful connection to the beautifully landscaped garden, creating an inviting atmosphere for relaxation and outdoor enjoyment.

The first floor boasts three well-proportioned bedrooms, including a principal bedroom complete with an ensuite shower room, ensuring privacy and convenience. A family bathroom serves the additional bedrooms, providing ample facilities for all.

The stunning garden is a highlight of this property, ideal for long summer days and hosting garden parties with friends and family. With parking available for two vehicles, this home combines practicality with style.

Conveniently located, the property offers excellent road links to the A47, making it easy to explore the picturesque Norfolk Broads or the stunning coast. This location provides the best of both worlds, with the vibrant city life just a short distance away.

This home is not to be missed, offering a perfect blend of modern living in a tranquil village setting. Whether you are a growing family or looking for a peaceful retreat, this property is sure to impress.

Entrance Hall

Entrance door to the entrance hall with half panel walls which gives you an instant feel to the stylish interior, stairs to the first floor, under cupboard, doors to the sitting room, kitchen/dining room and the wc. Underfloor heating.

Wc

Sealed unit double glazed window to the side, wc and wash hand basin. Heated towel rail.

Kitchen/Dining Room

16'0 x 8'5

Sealed unit double glazed window to the front, range of base and wall mounted units, sink unit, range of integrated hob, oven and extractor fan. Fridge/freezer, dishwasher and washing machine. Dining area to the other side creating a really nice area to dine. Underfloor heating.

Sitting Room

15'5 x 10'5

Sealed unit double glazed double doors to the rear, seamlessly connecting the superb landscaped garden. Underfloor heating.

Landing

Door to cupboard, doors to all bedrooms and the family bathroom.

Principal Bedroom

13'8 x 8'9

Sealed unit double glazed window to the rear, radiator, wardrobe and door to the ensuite shower room.

Ensuite

Shower cubicle, glass door and splashbacks, wash hand basin and wc. Towel rail.

Bedroom Two

9'7 x 8'7

Sealed unit double glazed window to the front and radiator.

Bedroom Three

10'6 x 6'5

Sealed unit double glazed window to the rear and radiator.

Bathroom

Panel bath, with hand held shower and splash backs, wc and wash hand basin.

Outside

To the front there is a well presented garden with pathway to entrance door, driveway to the side with parking for a couple of vehicles. The rear garden is beautifully landscaped designed for relaxation and instant enjoyment. Topiary balls to the borders along with rose walls to the rear fencing with inset shrubs, decking area, shed to remain. A perfect garden to get away from a busy day and to entertain guests and enjoy the sunny summer days ahead.





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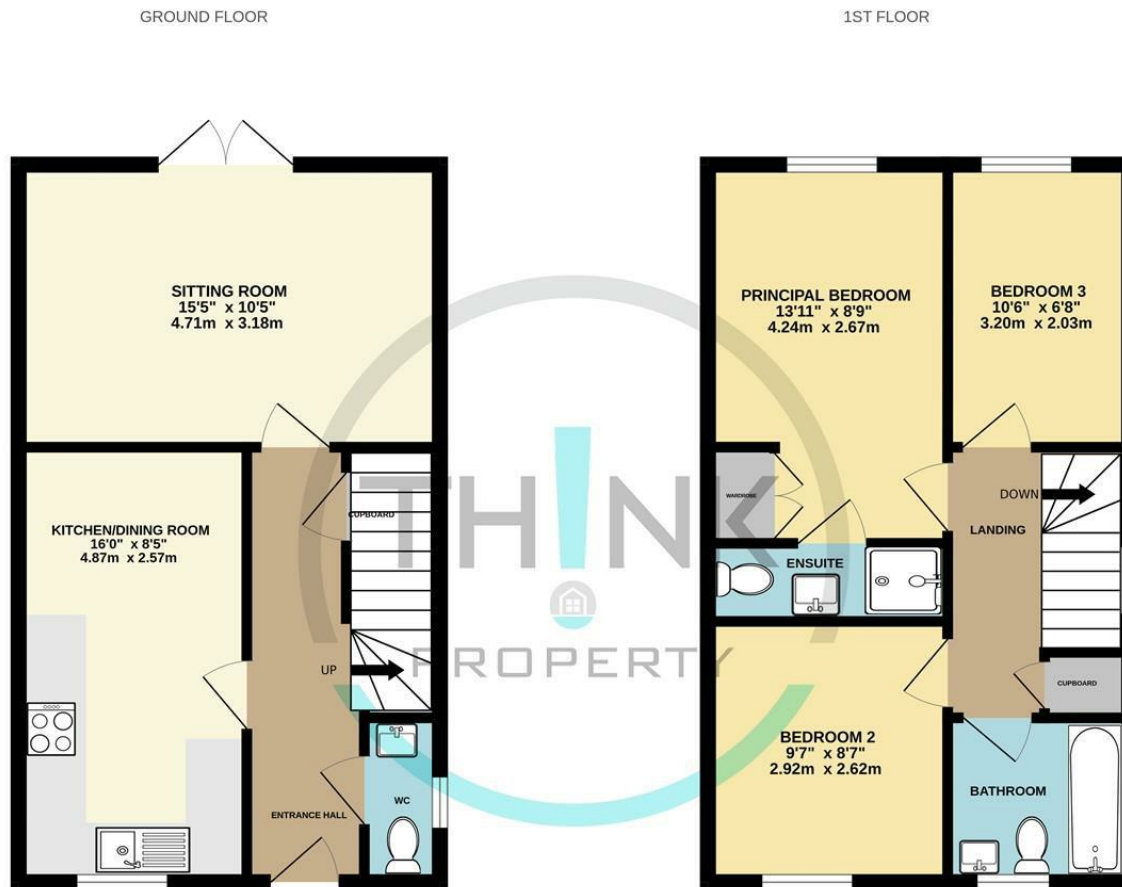
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Council Tax Band

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these 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.

