



PORTFOLIO
from



william h brown

Phillipa Flowerday Plain, Norwich, NR2

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*****VERSATILE CITY LIVING IN PROMINENT CITY LOCATION***** Offering to the market this spacious family home offering accommodation over four storeys and benefiting from garage, parking, EV electric charging point and enclosed south facing within walking distance to city centre.



Entrance Hall

Glazed composite door to front aspect, tiled and carpeted flooring, under stairs storage cupboard, radiators, doors to kitchen, wc, utility room and dining room, stairs to first floor landing;

Kitchen

12'2" x 11'8" max

UPVC double glazed window to front aspect, modern fitted Wren kitchen comprising a range of shaker style wall and base units, quartz work surfaces over, inset double sink, mixer Quooker (hot water tap) tiled splash back, integrated combi microwave / oven, gas hob, integrated full height fridge and freezer, integrated dishwasher, bin storage, wine fridge, gas fired Worcester Bosch central heating boiler, tiled flooring with electric under floor heating.

Wc

Suite comprising low level wc, pedestal sink, vinyl flooring, extractor fan, radiator.

Utility Room

10'2" x 6'4"

UPVC double glazed french doors to rear aspect leading to kitchen, modern fitted Wren shaker style wall and base units, quartz work surfaces over, inset sink with mixer tap,



tiled splash back, integrated washing machine, bin storage, fitted shelving, radiator.

Dining Room

9'8" x 8'8"

UPVC double glazed french doors to rear aspect, radiator.

First Floor Landing

Stairs leading from entrance hall to first floor landing, doors to lounge, bedroom four, bedroom five / study, two built in storage cupboards, stairs to second floor landing.

Lounge

12'4" x 15'4"

UPVC double glazed window to front aspect, UPVC double glazed french doors to front aspect to Juliet Balcony, two radiators.

Bedroom Four

9'9" x 9'4"

UPVC double glazed window to rear aspect, radiator

Study / Bedroom Five

9'9" x 5'8"

UPVC double glazed window to rear aspect, fitted shelving, radiator

Second Floor Landing

Stairs leading from first floor landing to second floor landing, doors to bedrooms two and three, bathroom, stairs to third floor landing.

Bedroom Two

12'4" *narrowing to* 8'2" x 15'4"

UPVC double glazed windows to front aspect, built in wardrobe, radiators, door to en suite;

En Suite

Suite comprising shower cubicle with mains fed shower, low level wc, pedestal sink, vinyl flooring, extractor fan, radiator.

Bedroom Three

9'9" x 13'6" *narrowing to* 9'6"

UPVC double glazed windows to rear aspect, built in wardrobe, radiator

Family Bathroom

Suite comprising bath with mixer tap, shower attachment over, glass shower screen, low level wc, pedestal sink, part tiled walls, vinyl flooring, extractor fan, radiator.

Third Floor Landing

Stairs leading from second floor landing to third floor landing, floor level walk in loft storage door to principle bedroom.

Principle Bedroom

10'8" *max* x 13'5"

UPVC double glazed french doors to front aspect to balcony, double glazed Velux roof window, built in wardrobe, loft access, radiator, door to en suite;

En Suite

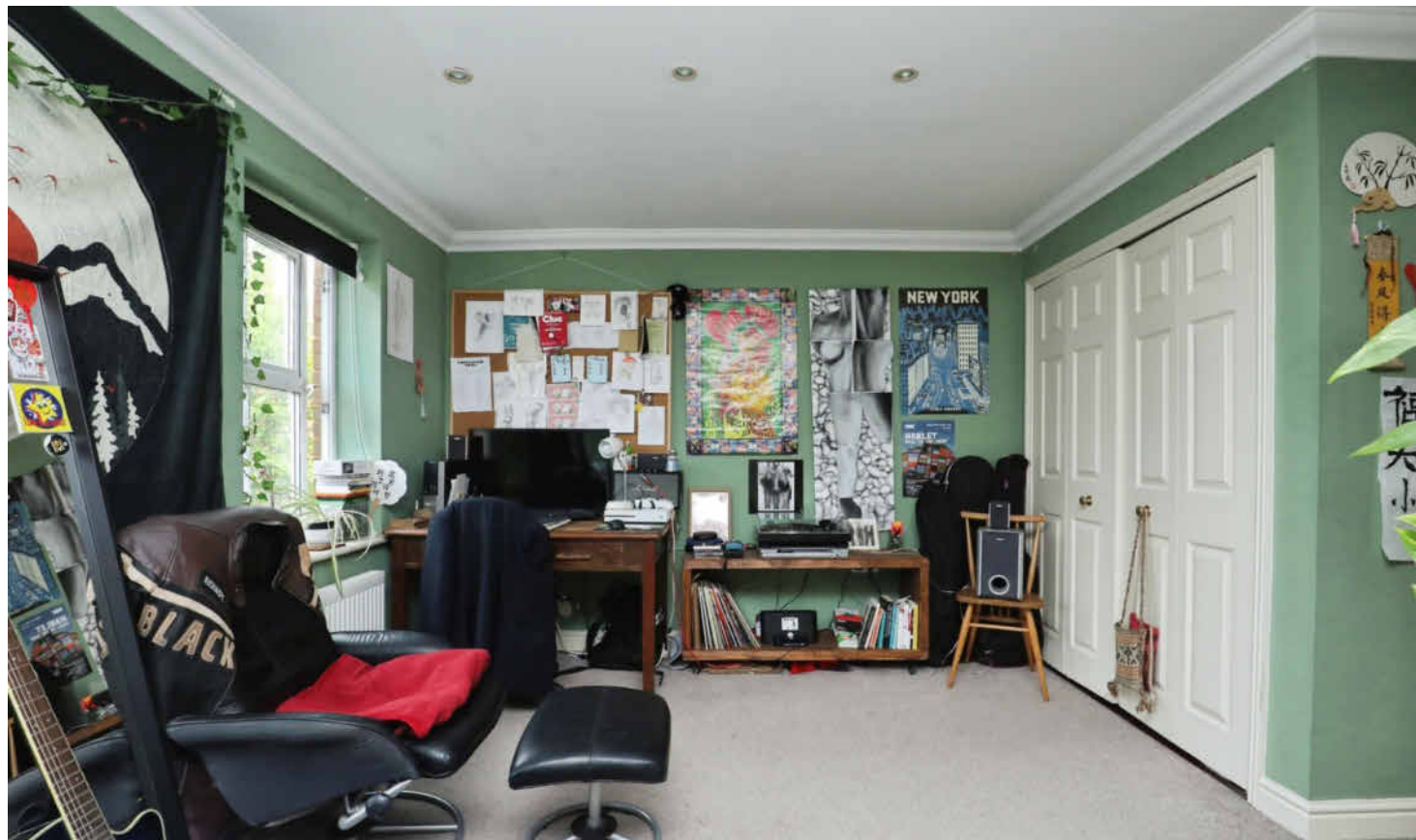
Suite comprising bath with mixer tap, shower attachment over, low level wc, pedestal ink, vinyl flooring, shaver point, extractor fan, radiator.





External

The property is approached from the front via a pathway leading to the front door with an outlook onto the open green space forming part of Fellowes Plain. To the rear of the property there is a low maintenance garden offering an enclosed south facing aspect with direct access to the garage. The garage offers parking with a size of 8'6" x 16'6" and benefits from an EC electric charging point.





welcome to

Phillipa Flowerday Plain, Norwich, NR2

Presenting a distinguished family home in an esteemed city locale, this superb four-storey townhouse offers the epitome of luxurious urban living. Boasting four / five bedrooms, ideal for growing families or those with a penchant for space, the accommodation is generously arranged to include two to three reception rooms, ensuring both privacy and social gatherings are catered for effortlessly.

Offers in Excess of

£500,000

- FOUR STOREY TOWNHOUSE | PRIME RESIDENTIAL LOCATION
- PRIVATE LOW MAINTENANCE SOUTH FACING GARDEN WITH DIRECT ACCESS TO GARAGE
- GARAGE WITH EV CHARGING POINT

EPC Rating: C

Council Tax Band: E

Tenure: Freehold



To find out more information or to arrange a viewing call

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