



**36 Kenneth McKee Plain, Norwich**

**£400,000 Freehold**



**websters.**

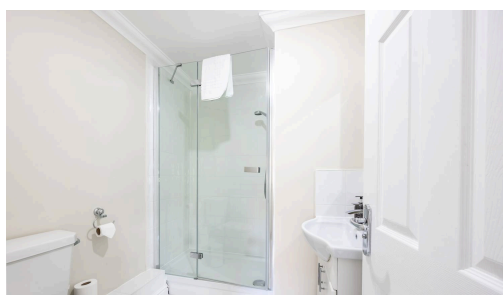


This modern three-storey townhouse offers versatile living with three double bedrooms, including an en-suite to the main, plus a family bathroom and cloakroom. A spacious open-plan lounge and dining area, modern kitchen with breakfast room, and the convenience of off-street parking with an integral garage make it ideal for families or professionals. With no onward chain, it's ready to move into and enjoy a private rear garden.

The enclosed garden features a patio, low-maintenance shingled area, and mature planting, while the front provides parking and a storm porch entrance. Combining modern comfort with outdoor tranquillity, this home is a superb opportunity.



- Modern Three Storey Townhouse
- Three Double Bedrooms
- Open Plan Lounge / Dining Room
- No Onward Chain
- Open Plan Kitchen / Breakfast Room And Ground Floor Utility Room
- Off Street Parking And Integral Garage
- Ensuite To Main Bedroom
- Family Bathroom and Separate Cloakroom
- Private Rear Garden



**Entrance Hall**

A spacious and welcoming entrance hall with doors to the utility room, bedroom three, cloakroom and garage, high quality ceramic tiled flooring and stairway to first floor.

**Bedroom 3**

11' 3" x 8' 1" (3.42m x 2.47m)

A light and airy double bedroom with patio doors to the rear garden, built in wardrobe, uPVC double glazed window to the rear aspect and floor laid to carpet.

**Utility Room**

7' 7" x 6' 8" (2.32m x 2.02m)

Space and plumbing for washing machine and tumble dryer, range of cupboards with worksurface over, inset stainless steel sink, uPVC door to the rear garden and high quality ceramic tiled flooring.

**Landing**

Doorway to living room and kitchen/breakfast room and stairways to ground and second floor.

**Lounge**

14' 9" x 10' 6" (4.49m x 3.19m)

uPVC doors to the balcony, uPVC window to front aspect, carpet, opening to;

**Dining Room**

8' 1" x 6' 9" (2.47m x 2.06m)

Connecting the kitchen and living room with the ability to provide open plan living.

**Kitchen/Breakfast Room**

12' 6" x 10' 5" (3.82m x 3.17m)

Comprising a range of wall and base units with laminate work tops, integrated double electric oven with gas hob and extractor hood over, integrated fridge - freezer, space and plumbing for free standing slimline dishwasher, inset stainless steel sink with mixer tap and drainer, tiled splash back, two uPVC double glazed windows to the rear aspect, extractor fan and high quality ceramic tiled flooring.

**Landing**

Doorways leading to family bathroom and two bedrooms.

**Bedroom 1**

12' 6" x 10' 5" (3.82m x 3.17m)

Spacious double bedroom, dual aspect uPVC to front, fitted wardrobes, door leading to;

**En-Suite**

8' 4" x 5' 9" (2.54m x 1.75m)

Enclosed Aqualisa shower with tiled backing and glass door, low set WC, hand wash basin set to vanity with tiled splash back, extractor fan and high quality ceramic tiled flooring.

**Bedroom 2**

12' 0" x 8' 8" (3.66m x 2.63m)

Double bedroom with fitted wardrobe, uPVC double glazed window to the rear aspect, floor laid to carpet, coving and a radiator.

**Bathroom**

7' 6" x 6' 7" (2.28m x 2.00m)

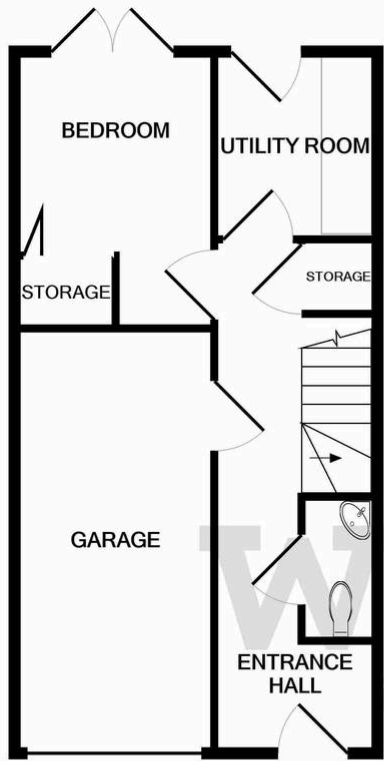
Panel bath with Aqualisa shower unit over, tiled backing and glass screen, pedestal hand wash basin with tiled splash back, low set WC, obscure uPVC double glazed window to the rear aspect, extractor fan and high quality ceramic tiled flooring.

Council Tax band: D

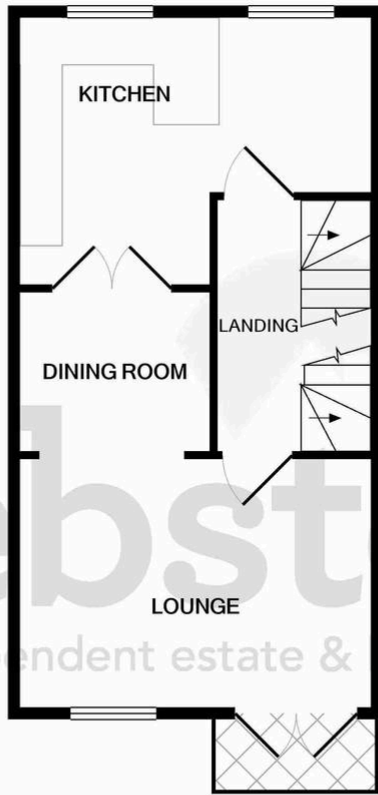
Tenure: Freehold

EPC Energy Efficiency Rating: C

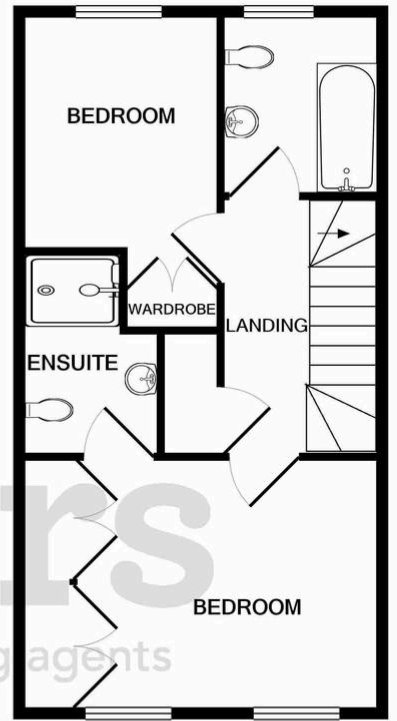
EPC Environmental Impact Rating: C



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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