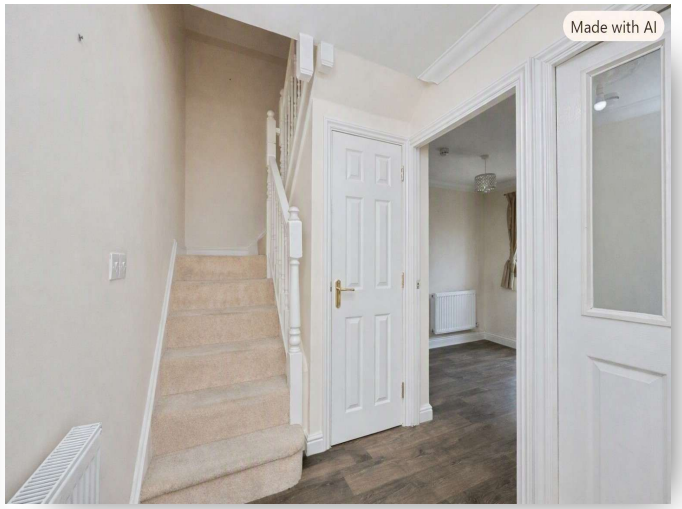
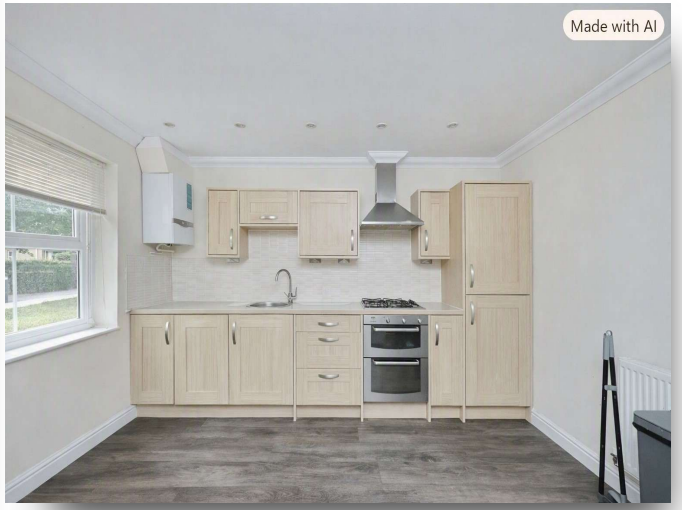




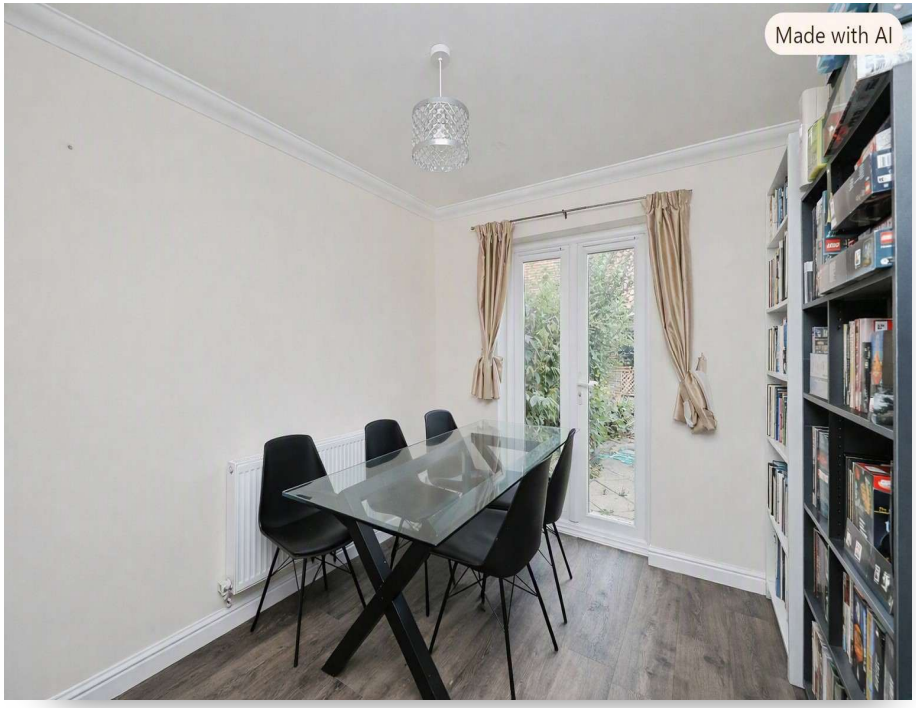
Phillipa Flowerday Plain, Norwich, NR2 2TA

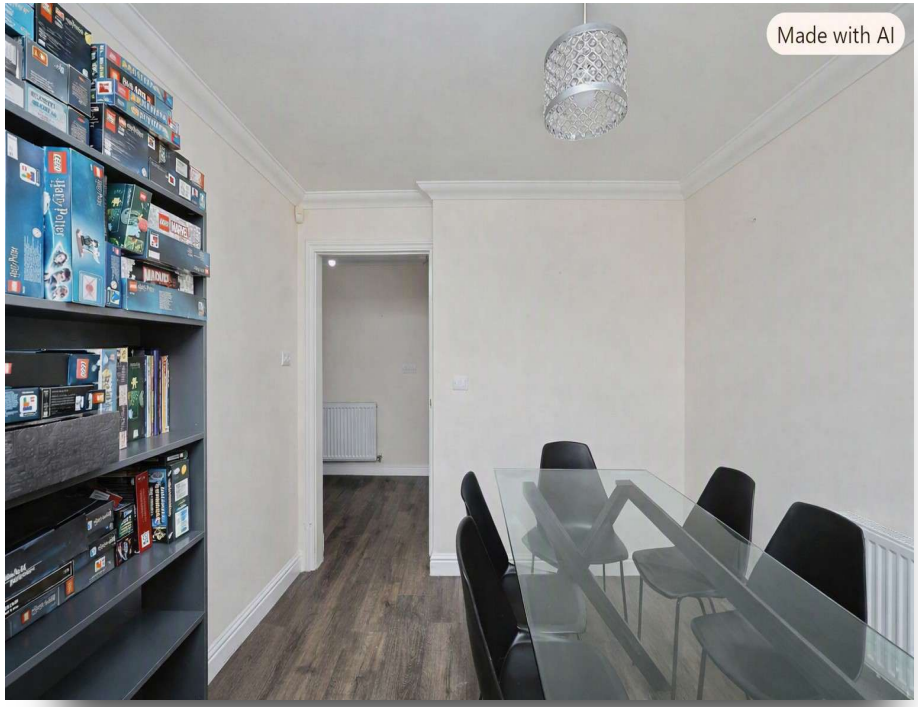
william
h brown

welcome to

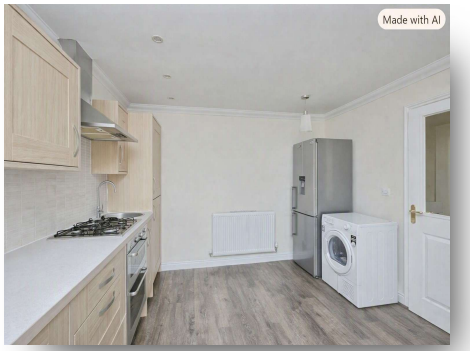
Phillipa Flowerday Plain, Norwich

Prime five-bedroom family home in the heart of Norwich's coveted Golden Triangle. Set within the stylish Fellowes Plain development on the Old Hospital site, this four-storey property enjoys superb links to Unthank Road, the city centre, UEA and the Norfolk & Norwich Hospital!

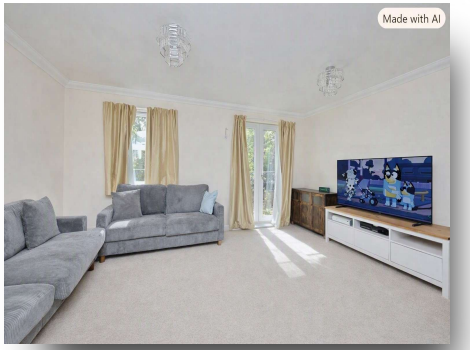




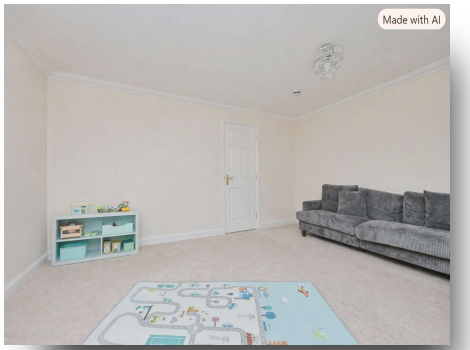
Nestled on Phillipa Flowerday Plain, this contemporary family residence benefits from a coveted address in Norwich's vibrant Golden Triangle. A short walk brings you to the bustling Unthank Road strip, where independent cafés, restaurants, pubs and boutique shops give the neighbourhood its distinctive, lively character. Excellent transport links, the expansive Eaton Park, the University of East Anglia, the Norfolk & Norwich University Hospital and the city centre are all within easy reach – making the home ideal for professionals, students and families alike.



Entering through a high-spec composite front door, the welcoming entrance hall leads onto a bright ground-floor layout comprising a spacious kitchen/breakfast room, a separate dining room, a WC and a convenient utility room. The first floor presents a generous lounge fitted with a Juliet balcony, a well-proportioned bedroom and a versatile study that can be used as a fourth bedroom.



The second floor houses two further bedrooms; the larger enjoys an ensuite, while the second shares a family bathroom. The top floor is dedicated to the master suite, complete with its own ensuite and a private balcony offering quiet overlook of the front green space.



A charming pathway flanked by neatly trimmed box-hedge gardens guides you to the front of the house, opening onto a shared green area. At the rear, a professionally landscaped garden creates a tranquil retreat, providing direct access

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welcome to

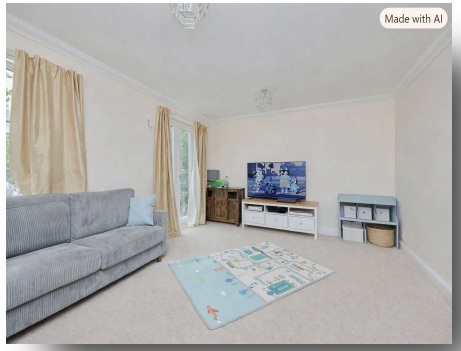
Phillipa Flowerday Plain, Norwich

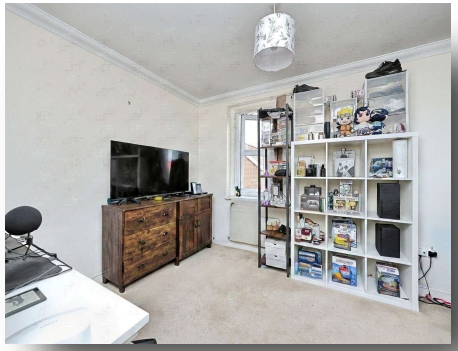
- Part of the contemporary Fellowes Plain development on the historic Old Hospital site
- Premium location in Norwich's Golden Triangle, walking distance to Unthank Road amenities
- Four-storey, five-bedroom layout with three en-suite bathrooms and a separate study/bedroom
- Modern kitchen/breakfast room + dedicated dining room
- Easy links to city centre, UEA, Norfolk & Norwich University Hospital and Eaton Park

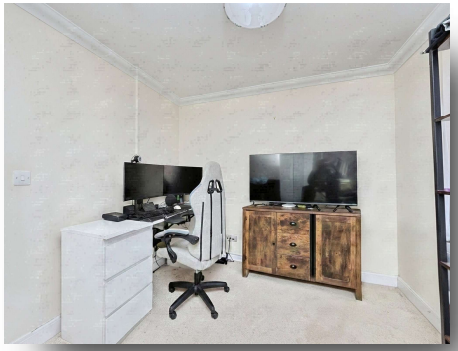
Tenure: Freehold EPC Rating: C
Council Tax Band: E

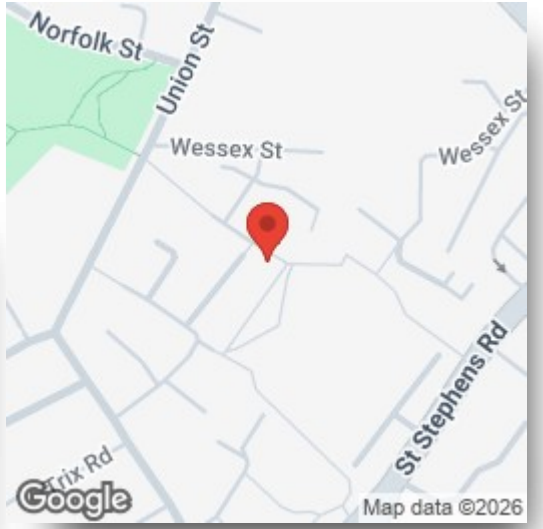
offers in excess of

£595,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
UNR107187 - 0006

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.

william h brown

01603 667077

Unthankroad@williamhbrown.co.uk

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.