



Plumstead Road East, Norwich - NR7 9NF

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## Plumstead Road East

Norwich

Set back from the street giving extra PRIVACY this SEMI-DETACHED HOUSE offers an EXTENDED FLOOR SPACE reaching a little under 1100 Sq. Ft (stms) including THREE RECEPTION ROOMS. The ground floor is occupied by a RECENTLY REDECORATED and well lit BAY FRONTED SITTING ROOM with a separate family/dining room sat just behind opening into the extended KITCHEN/DINING ROOM space - ideal for busy families with versatility in the use of space being key. From the first floor landing, THREE BEDROOMS all share use of the UPDATED FAMILY BATHROOM suite and separate WC. Externally, the garden is generous in size giving great potential for a busy family with the addition of ample OFF ROAD PARKING and a detached GARAGE to the side of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



- Semi-Detached House
- Ground Floor Extension Giving Nearly 1100 Sq. Ft (stms) Of Accommodation
- Bay Fronted Sitting Room & Separate Family/Dining Room
- Three Bedrooms
- Extended & Updated Kitchen/Dining Room
- Updated Bathroom Suite & Separate WC
- Fully Enclosed & Private Rear Garden
- Sizeable Driveway & Detached Garage

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

#### SETTING THE SCENE

The property is set back from the street with a generous front garden comprising a large lawned frontage with tall mature shrubs and hedges at the front giving privacy. Running from the very front down to the side of the home is a shingle driveway suitable for the parking many vehicles with further parking being a potential addition due to the size of the frontage if required.



## THE GRAND TOUR

Access to the property comes at the very front of the home with original glass panelled wooden French doors taking you to a small tiled patio before heading into the remainder of the home. The central hallway grants access to all living spaces on the ground floor as well as stairs to the first floor with handy under the stair storage cupboard. Previous explorations by the owner have led to approved permission for a ground floor WC to be positioned in the cupboard underneath the stairs, however not being fully followed through by the current owner. The first of the living spaces comes towards the very front of the home in the form of a recently redecorated bay fronted sitting room complete with all newly laid carpets and incredibly well lit, courtesy of the original wooden framed windows to the front of the home. The large conventional floor space is conducive to a potential choice of layouts depending on the needs of the buyer. Sat just behind this is a separate dining room, again generously sized, currently being used for storage space, is perfect to host a formal dining suite with an original tiled gas fireplace. To the left of this is an updated kitchen featuring a multitude of wall and base mounted storage units which in turn leave space for freestanding appliances with plumbing for a washing machine and integrated oven and Halogen hob featuring extraction fan above. The property has been extended with underfloor heating and increasing its floor plan and versatility with a generous kitchen/dining room being added at the rear of the home. The floor space here opens up to create a more free flowing design with roof mounted Velux windows allowing natural light to flood the space. Set between here and the dining room are a set of original glass panelled wooden French doors with windows either side creating the possibility for this to be opened up to yet again create a more free flowing open plan feel if desired. A recently installed set of uPVC double glazed French doors take you onto the rear garden as does a secondary single door nearer the kitchen space.

The first floor landing splits in each direction to take you into all three of the bedrooms with the slightly smaller coming towards the front of the home. Laid with original solid wood flooring, this space overlooks the quiet frontage and features a low level radiator underneath the double glazed window. Just next to this is the larger of the bedrooms again laid with solid wood flooring. This space features a uPVC double glazed bay window at the very front and its large conventional size is ideal for a double bed with further storage solutions and soft furnishings. A second double bedroom sits towards the rear of the home overlooking the rear gardens and benefits from built in storage to the left hand side of the chimney breast. The open floor space here again is more than suitable for a large double bed with additional soft furnishings and double glazed windows overlooking the rear gardens.

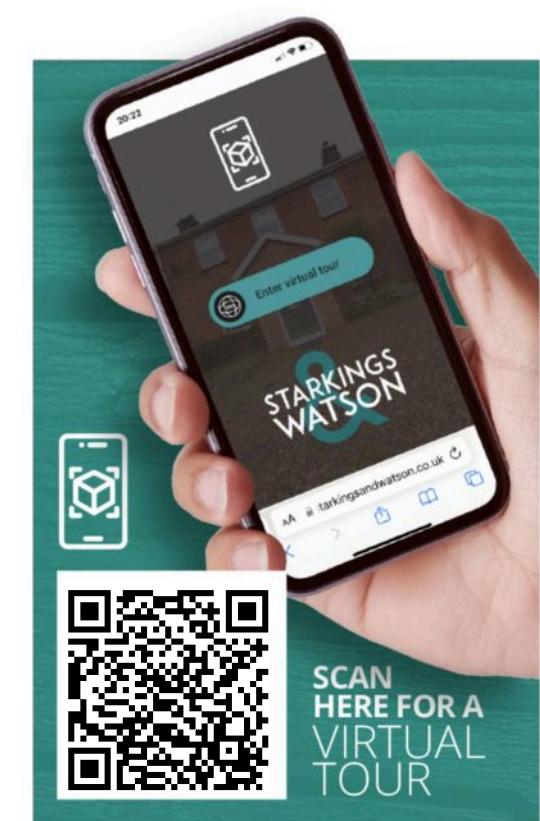
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## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



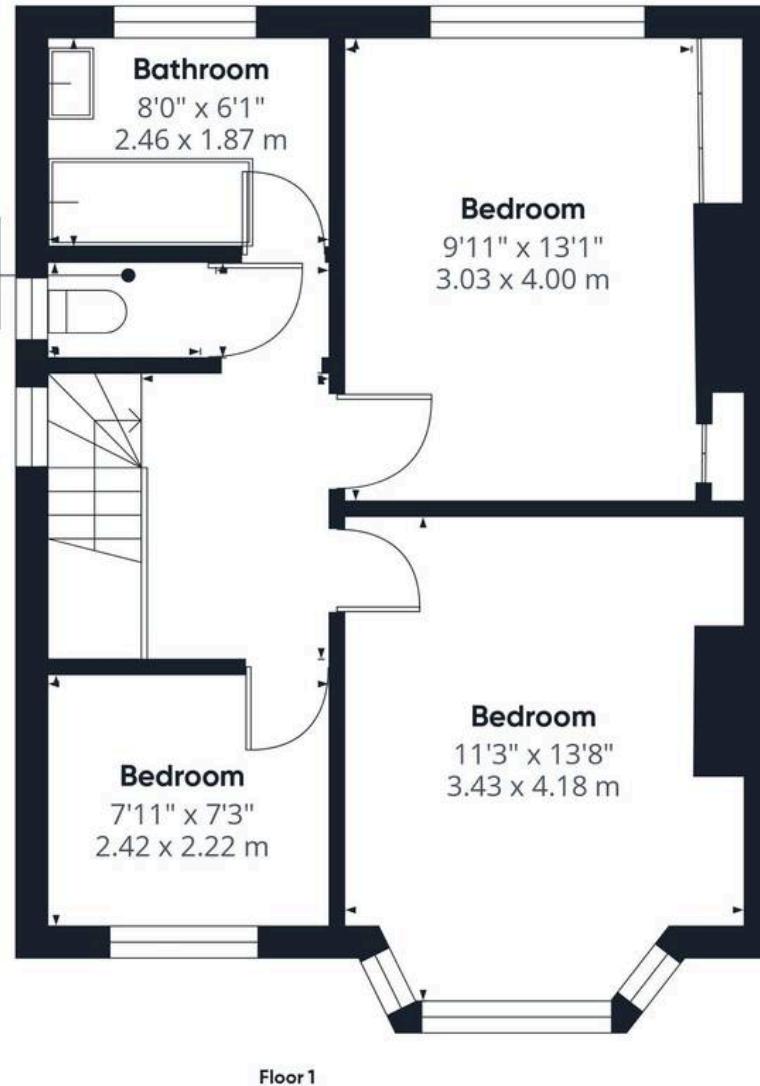




## THE GREAT OUTDOORS

Accessed from the kitchen, the rear east facing gardens offer privacy and a multitude of possibilities being enclosed to the sides and rear with timber panel fencing with a canopy of tall mature trees and shrubs adding to the privacy of the outside space. The majority of the garden is laid to lawn with a pathway taking you towards the rear where a timber shed can be found sat just behind the brick garage.





Approximate total area<sup>(1)</sup>

1096 ft<sup>2</sup>  
101.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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