



Kenneth Mckee Plain
Norwich, NR2 2TH
Guide price £400,000

claxtonbird
residential

Kenneth Mckee Plain, Norwich, NR2 2TH

*** GUIDE PRICE £400,000 - £425,000 *** Nestled in the desirable Fellowes Plain development, this beautifully refurbished townhouse offers a perfect blend of modern living and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking extra space. The property boasts a delightful garden room extension, providing additional accommodation that can be utilised as a home office, playroom, or simply a tranquil space to relax and enjoy the views of the garden. The townhouse is situated just a short stroll from the vibrant city centre of Norwich, ensuring that you are never far from an array of shops, restaurants, and cultural attractions, making it an ideal choice for those who appreciate urban living. For your convenience, the property includes an allocated parking space in an adjacent parking area and a garage, ensuring that you have ample space for your vehicles and storage needs. The well-maintained garden offers a peaceful retreat, perfect for outdoor entertaining or simply enjoying the fresh air. In summary, this townhouse presents an excellent opportunity to acquire a modern, spacious home in a highly sought-after location. With its thoughtful renovations and prime positioning, it is sure to appeal to a wide range of buyers.

Entrance Hall

Radiator, stairs to the first floor.

Kitchen 9'6" x 8'4" (2.90m x 2.54m)

Beautifully modernised Wren kitchen comprising a range of built in grey wall and base units with work surfaces over, inset single drainer sink unit, built in double oven, induction hob, built in dishwasher, radiator and double glazed window to the front.

Cloakroom

Modern white suite comprising of hand wash basin and W.C. Radiator and extractor fan.

Sitting/Dining Room 13'9" x 12'1" (4.19m x 3.68m)

Built in understairs storage cupboard, radiator and French doors to the garden room.

Garden Room 9'4" x 9'5" (2.84m x 2.87m)

Electric radiator, double glazed windows and French doors opening to the rear garden.

First Floor Landing

Doors to bedrooms, stairs to the second floor.

Master Bedroom 13'8" x 12'1" (4.17m x 3.68m)

Built in double wardrobe, radiator and double glazed window to the rear.

En suite

Modern suite comprising of shower cubicle, vanity unit hand wash basin and W.C. Radiator and extractor fan.

Bedroom 12'1" x 7'8" (3.68m x 2.34m)

Radiator, built in single wardrobe and double glazed window to the front.

Second Floor Landing

Doors to bedrooms and bathroom.

Bedroom 12'1" x 11'1" (3.68m x 3.38m)

Built in double wardrobe, radiator and double glazed window to rear

Bedroom 12'1" x 10'5" (3.68m x 3.18m)

Built in double wardrobe, radiator and double glazed window to front.

Bathroom

Modern suite comprising of large walk in shower cubicle, vanity unit hand wash basin and W.C. Radiator and extractor fan.

Outside

There are landscaped gardens to the front and rear with the front being laid to gravel and the rear comprising an attractive garden with artificial grass bordered with various flowers leading to a timber summer house.

There is an adjacent allocated parking space in a private parking area as well as a garage.

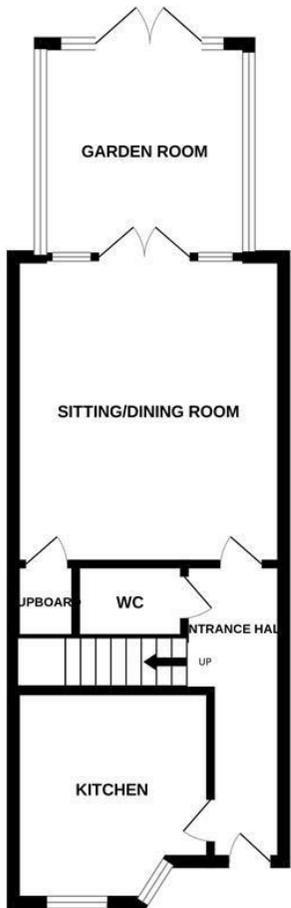
Agents Note

Council Tax Band D

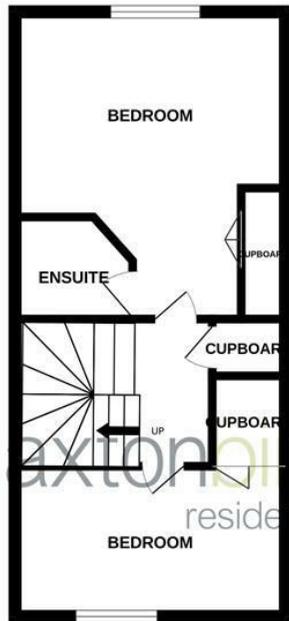
The vendor has informed us they pay a service charge of approximately £350 per annum.



GROUND FLOOR



1ST FLOOR

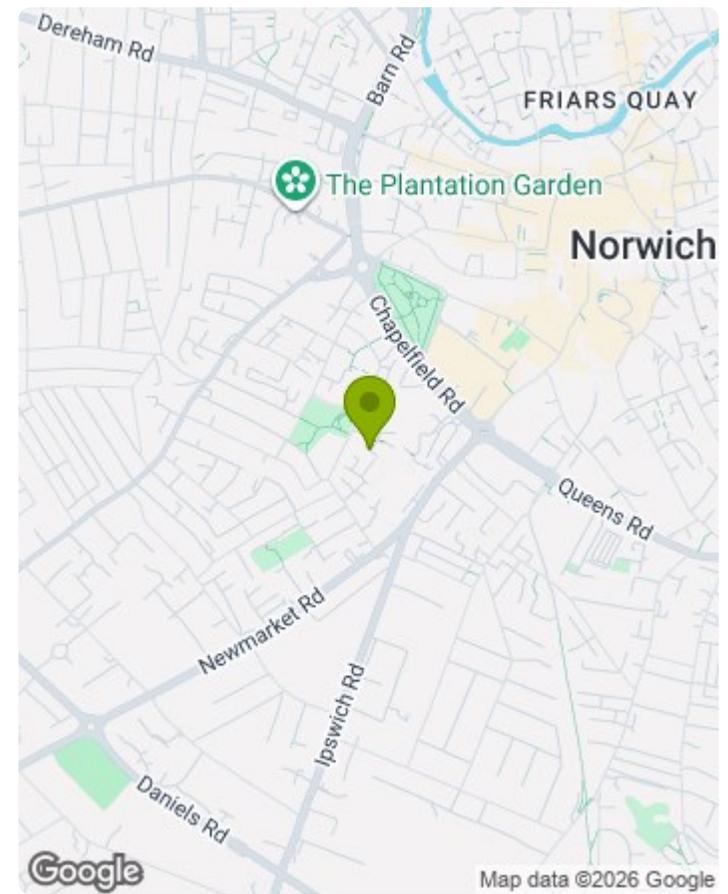


2ND FLOOR



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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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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