



Plantsman Close, Norwich - NR2 2NH

**STARKINGS
& WATSON**

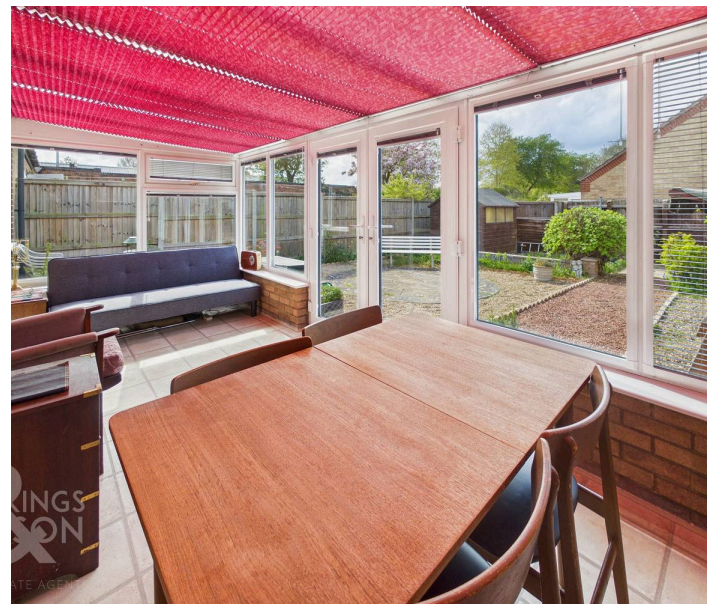
HYBRID ESTATE AGENTS



Plantsman Close

Norwich

QUIETLY POSITIONED in the heart of the highly sought-after GOLDEN TRIANGLE, this beautifully presented TERRACED BUNGALOW offers an exceptional blend of PRIVACY and convenience, tucked away in a peaceful setting yet moments from LOCAL AMENITIES, SCHOOLS, and TRANSPORT LINKS. Step into the SPACIOUS HALLWAY ENTRANCE, complete with INTEGRATED STORAGE cupboards ideal for coats, shoes, and everyday essentials, creating the perfect MEET and GREET space. The inviting 14' SITTING ROOM flows effortlessly into the impressive 17' GARDEN ROOM, where FRENCH DOORS open directly onto the rear garden, bathing the living space in natural light and offering seamless indoor-outdoor living. The FULLY FITTED KITCHEN comes equipped with INTEGRATED APPLIANCES, ample worktop space and EXTENSIVE STORAGE, perfectly suited for everyday meals. TWO BEDROOMS provide comfortable retreats, each well proportioned and serviced by the conveniently located three piece FAMILY BATHROOM including a shower over the bath for added versatility.



Throughout the property, plentiful integrated storage ensures a clutter free, organised environment, making this home as practical as it is welcoming. Stepping outside, the rear GARDEN is FULLY ENCLOSED enjoying a high degree of PRIVACY thoughtfully designed with a LOW MAINTENANCE in mind.

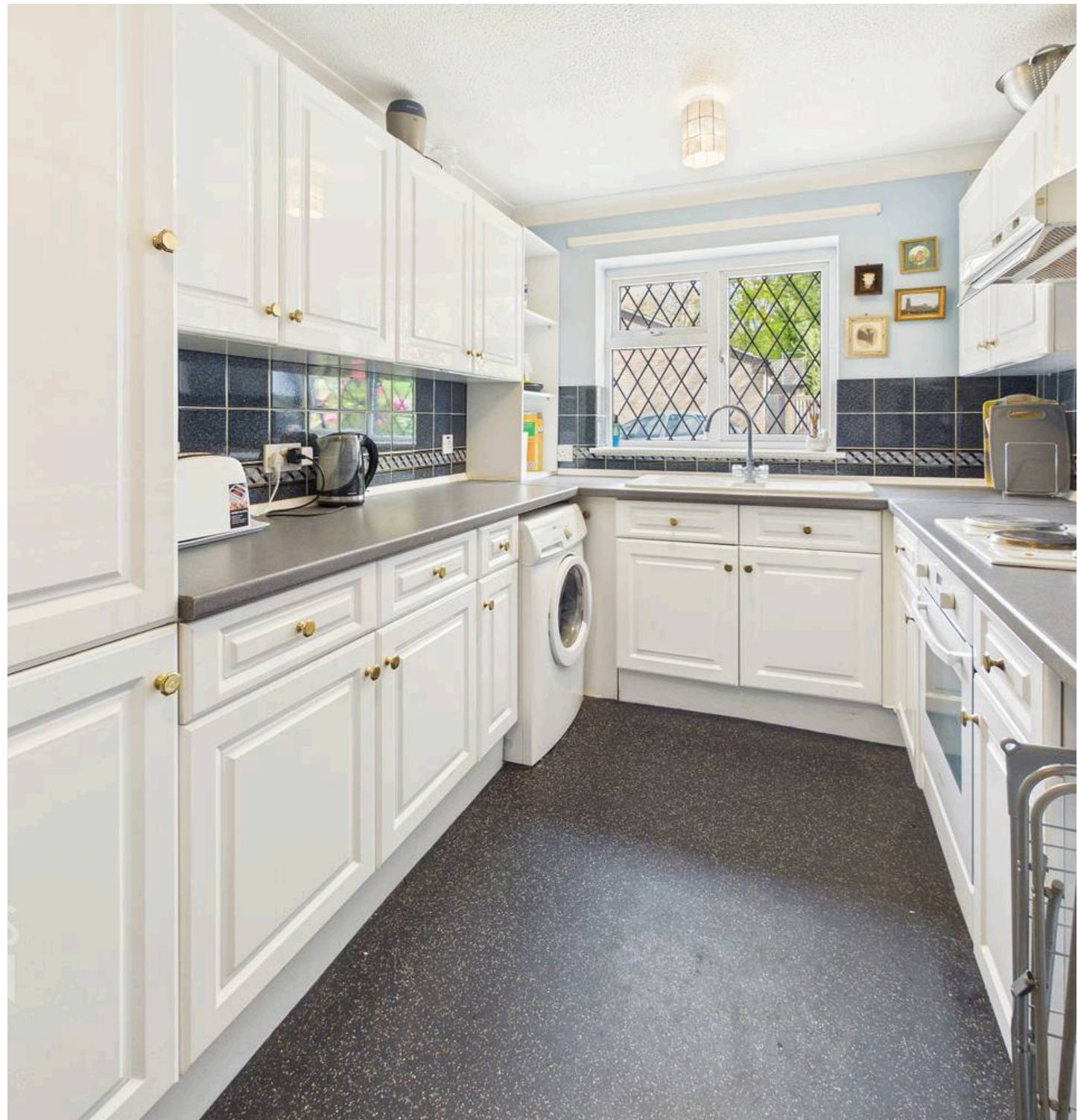
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Tucked Away Terraced Bungalow
- Desirable Golden Triangle Positioning
- Within Close Proximity To Local Amenities, Schools & Transport Links
- 14' Sitting Room Opening to 17' Garden Room With French Doors
- Fully Fitted Kitchen With Integrated Appliances
- Two Well Proportioned Bedrooms
- Plentiful Integrated Storage Spaces Throughout
- Substantial Fully Enclosed Garden Enjoying A High Degree Of Privacy

The property is located on the edge of the popular residential location known as the Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive.



SETTING THE SCENE

Tucked away from the road, the property features a frontage enclosed by raised wooden sleepers, opening into a vibrant garden with a manicured lawn and an array of shrubs and plantings. A brick weave pathway bisects the garden, leading directly to the main entrance at the front of the home.

THE GRAND TOUR

Stepping through the enclosed porch, you are welcomed into a substantially sized entrance hall offering convenient overhead loft access and a large integrated cupboard perfect for coats and shoes. Carpeted flooring runs underfoot as the hallway leads you past two additional storage cupboards toward the living accommodation. To the left lies the well proportioned 14' sitting room, a comfortable space featuring further carpeting and an integrated storage cupboard, with ample room for a variety of furniture layouts. This room flows seamlessly through a glass door into the impressive 17' garden room, enjoying panoramic views through dual aspect uPVC double glazed windows and French doors that open directly to the garden. Finished with practical tiled flooring, the garden room currently serves as an inviting space for both dining and relaxation and includes it's own integrated storage. Accessed directly from the sitting room, the fully fitted kitchen boasts an extensive range of wall and base units alongside integrated appliances, including an oven, four ring electric hob, and fitted extractor. The workspace is wrapped in tiled splashbacks for ease of maintenance, with dedicated undercounter plumbing and space for both a washing machine and a tumble dryer.

On the opposite side of the hall, doors open to two well proportioned bedrooms. The main bedroom serves as a quiet, rear facing retreat with ample space for a large double bed and storage furniture, while the adjacent second bedroom is ideally suited for a single bed or use as a home office. Both bedrooms are served by a versatile three piece family bathroom, featuring a shower over the bath with a folding glass splashback, complemented by tiled surrounds and flooring underfoot.

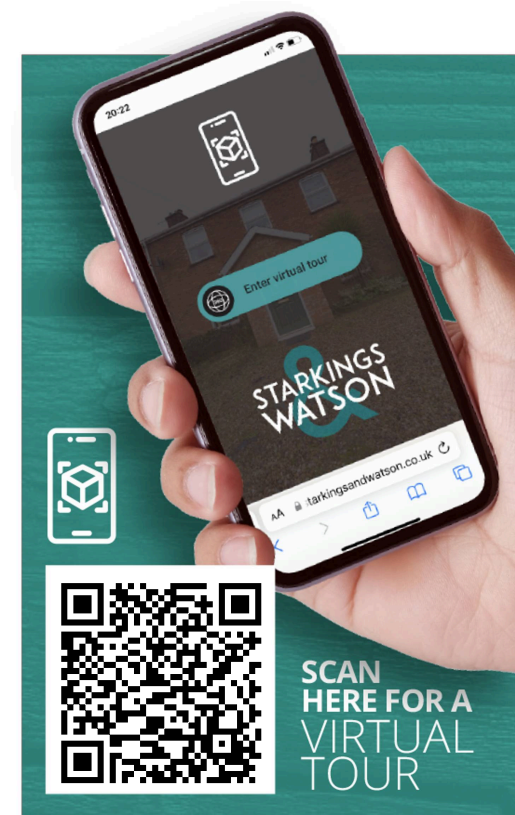
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VIRTUAL TOUR

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



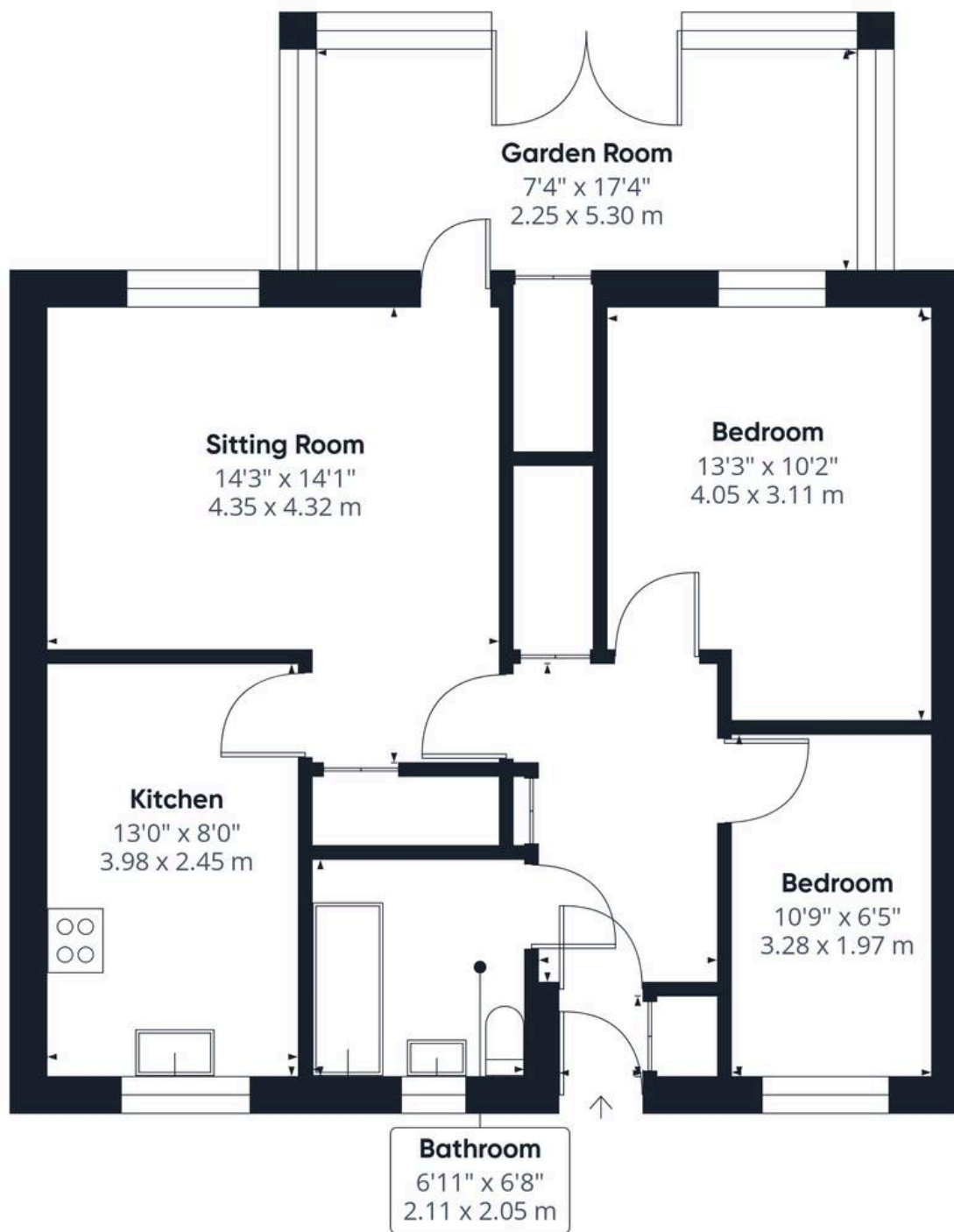




THE GREAT OUTDOORS

Stepping outside, you will find a private and fully enclosed rear garden bordered by timber panel fencing. The outdoor space is predominantly finished with attractive, different coloured shingles and offers ample room to the side of the garden room for outdoor furniture. At the heart of the garden lies a decorative flagstone patio, perfectly situated for alfresco dining and enjoying the summer months. Various flower beds and green areas throughout the garden are home to a colourful range of shrubs, plantings, and trees. A low level decorative brick wall elegantly divides the space, leading toward the end of the garden where a second flagstone patio can be found, alongside a practical timber storage shed and a gate providing convenient access to the side of the property.





Approximate total area⁽¹⁾

783 ft²
72.8 m²

(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.

GIRAFFE 360





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