







168 Plumstead Road East I I Norwich I NR7 9NQ

£375,000

GUIDE PRICE: £375,000 - £400,000 NEWLY RENOVATED EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this stunning, newly renovated and extended, three bedroom semi-detached house, situated in the highly sought-after suburb of Thorpe St Andrew and offered with no onward chain. Finished to an exceptional standard throughout, this impressive home combines stylish modern living with beautifully restored original features. The ground floor comprises a welcoming entrance hall, attractive bay-fronted lounge with working open fire, versatile dining/family room, stunning new bespoke kitchen with breakfast bar and WC. Upstairs are three well-proportioned bedrooms and a stylish new bathroom off landing, with the main bedroom offering pull-down ladder access to a large boarded loft with Velux window. Original doors have been professionally dipped, stripped and oiled, retaining working ironmongery and locks to all bedrooms. Further improvements include new carpets to the lounge, stairs, landing and bedrooms, plus LVT flooring to the hall, dining/family room and kitchen. The property has been fully rewired with a new consumer unit and benefits from a new heating system with Ideal Logic boiler and seven-year warranty, alongside double glazing. Outside, the generous front driveway accommodates up to six cars, while the large, private rear garden has been newly turfed, offering superb space for relaxing and entertaining. The careful renovation blends period charm with modern comforts and quality finishes throughout. The dining/family room provides flexible space for entertaining or family life, while the boarded loft adds storage. The private rear garden is ideal for outdoor dining, children's play or relaxing outside and summer barbecues, and the extensive driveway is ideal for families and visiting guests. Combining quality finishes, original character, excellent parking and a desirable location please be quick to view!

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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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Location
Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, dining room, WC and stairs to first floor.

Lounge 12'0" x 11'8"
Bay fronted double glazed windows, radiator, fireplace.

Dining/Family Room 19'6" x 11'9"
Patio doors, radiator.

Kitchen 12'0" x 6'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, two double glazed windows.

WC 6'7" x 3'2"
Low level WC, hand wash basin.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 15'3" x 11'8"
Bay fronted double glazed windows, radiator, loft hatch with pull down ladder to:

Loft Room 20'11" x 13'0"
Velux window.

Bedroom Two 11'8" x 10'4"
Double glazed window, radiator.

Bedroom Three 9'2" x 6'8"
Double glazed window, radiator.

Bathroom 7'1" x 6'7"
Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Large shingled driveway providing ample off road parking.

Outside Rear
Lawned garden, timber decking, patio and shingled area, mature shrubs and trees, enclosed by timber fencing with side gate access.

Local Authority
Broadland District Council, Tax Band C.

Tenure
Freehold

Utilities
Fibre to the property,
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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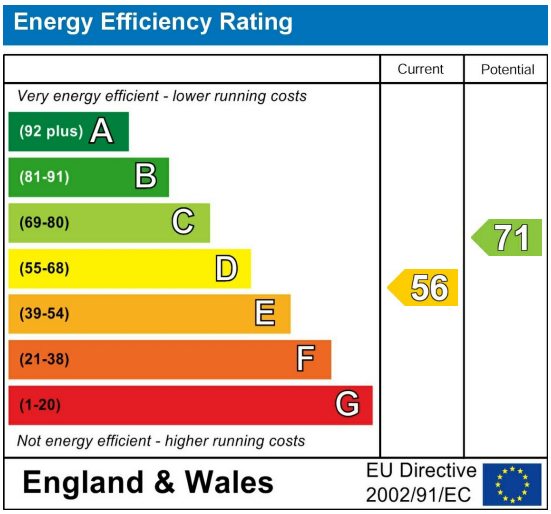












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.