



**Plantsman Close
Norwich, NR2 2NH**

Guide Price £325,000 - £350,000

claxtonbird
residential

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*** Guide Price £325,000 - £350,000 *** Nestled in a leafy, peaceful cul-de-sac, this charming semi-detached house offers an inviting blend of comfort and convenience. The property is beautifully presented and features a light, airy sitting room that flows effortlessly into a spacious, modern fitted kitchen/diner, making it perfect for both relaxation and entertaining. A delightful conservatory overlooks the generous double-width garden, providing a serene spot to unwind, while a convenient cloakroom adds practicality to the ground floor. Upstairs, you'll find three well-proportioned bedrooms complemented by a modern family bathroom off the landing. With an array of local amenities right at your doorstep, this home combines urban living with a leafy tranquil retreat, making it an ideal choice for those seeking both vibrancy and peace in their living environment.

Covered Porch

Housing the meter cupboard and storage cupboard and entrance door leading into the accommodation..

Entrance Hall

Stairs to first floor, built-in storage cupboard and radiator.

Cloakroom

WC, wash hand basin and double glazed window to front aspect.

Sitting Room 14'6 x 11'1 (4.42m x 3.38m)

Double glazed window to front aspect, radiator and folding doors opening to the kitchen / diner, making a flexible space for open plan living when desired.

Kitchen / Diner 19'6 x 8'4 (5.94m x 2.54m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl sink unit with mixer tap, built-in double electric oven with inset gas hob and extractor hood over, plumbing for washing machine and dishwasher, two radiators, double glazed window to rear aspect and door opening to the conservatory.

Conservatory 9'8 x 9'8 (2.95m x 2.95m)

Upvc built construction with double glazed doors opening out to the garden.

First Floor Landing

Bedroom 39'4"3'3" x 36'1"26'2" (12'1 x 11'8)

Double glazed window to rear aspect and radiator.

Bedroom 11'4 x 8'6 + door recess (3.45m x 2.59m + door recess)

Double glazed window to front aspect and radiator.

Bedroom 10'6 x 8'2 (3.20m x 2.49m)

Double glazed window to front aspect and radiator.

Bathroom

White suite comprising bath with mains shower over, pedestal wash hand basin, WC, chrome towel rail radiator and double glazed window to rear aspect.

Front Garden

Laid to lawn and shingle, with plants, shrubs and a pathway leading to the covered entrance porch.

Rear Garden

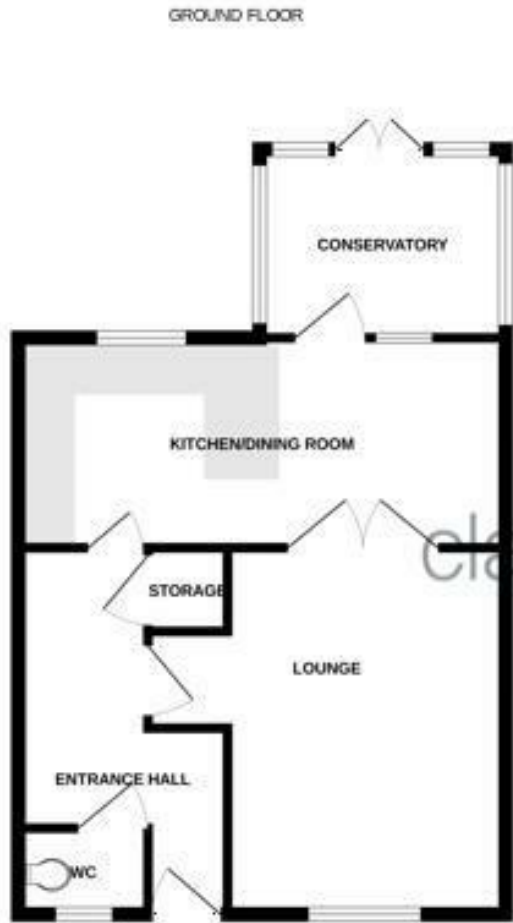
Good-sized garden laid predominantly to lawn with mature trees plants and shrubs, offering a large patio seating area for anl fresco dining, ample shelter for bikes and garden tools and is not overlooked affording a very private garden.

Agents Note

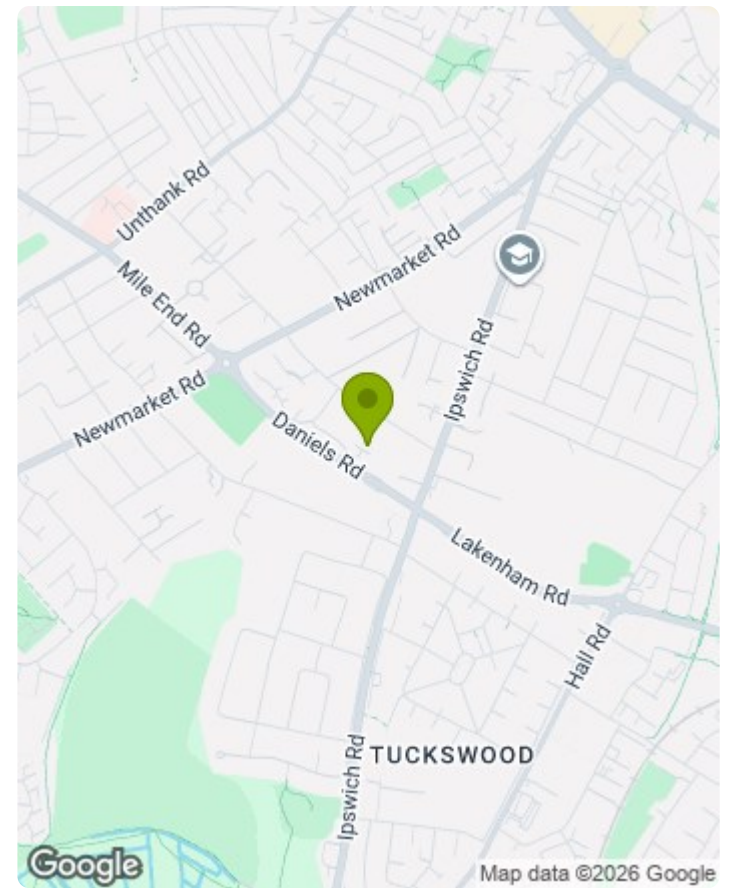
Residents parking is adjacent to the property and on-street permit parking is available nearby.

Council Tax Band B





While every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Blueprints 5/2/2016



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.
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