



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**20 Plumstead Road East | | Norwich | NR7 9NE**

**£370,000**

**\*\*STUNNING EXTENDED SEMI DETACHED HOUSE WITH A CONVERTED LOFT ROOM\*\***  
Situated within the highly desirable suburb of Thorpe St Andrew, this beautifully extended three-bedroom semi-detached home offers stylish and versatile accommodation perfect for modern family living. Immaculately presented throughout, the property features a welcoming entrance hall, cosy lounge and an impressive open-plan kitchen, dining and family room creating the ideal social hub of the home, complemented by a contemporary ground floor shower room. Upstairs, there are three well-proportioned bedrooms and a sleek family bathroom, while the converted loft room provides valuable additional space ideal for a home office, playroom or guest accommodation. Externally, the property continues to impress with a generous front driveway offering ample off-road parking and a beautifully maintained rear garden complete with a substantial timber outbuilding suitable for a variety of uses. Benefiting from double glazing, gas central heating and excellent condition throughout, this exceptional home is ready to move straight into and must be viewed to be fully appreciated.

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.

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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 and stairs to first floor.

#### Lounge 13'8" x 11'6"

Double glazed window, radiator, fireplace.

#### Dining Room 13'8" x 11'6"

Radiator, opening to kitchen and garden room.

#### Kitchen 8'10" x 6'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window.

#### Garden Room 8'8" x 6'3"

Bi-fold patio doors, radiator.

#### Shower Room 6'8" x 6'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

#### First Floor Landing

Doors to three bedrooms, bathroom and stairs to loft room.

#### Bedroom One 11'7" x 11'6"

Double glazed window, radiator.

#### Bedroom Two 10'4" x 9'8"

Double glazed window, radiator, built in wardrobes.

#### Bedroom Three 8'10" x 6'5"

Double glazed window, radiator.

#### Bathroom 6'10" x 6'5"

Rolltop bath, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Loft Room 12'10" x 10'11"

Velux window, eaves storage.

#### Outside Front

Large driveway providing ample off road parking.



#### Outside Rear

Timber decking, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

#### Outbuilding 17'3" x 7'6"

With power and lighting.

#### 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.

