

propertyladder



113 Plumstead Road, Norwich, NR1 4JT
A Stylish Three-Storey Three Bedroom Townhouse Built In 2017

£280,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023, 2024 & 2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

Urban Convenience Meets Effortless Modern Living

Combining contemporary design, versatile three-storey accommodation and a convenient city location, this well-presented townhouse offers an excellent opportunity for buyers seeking modern living within easy reach of Norwich city centre and the railway station.

Built in 2017 and forming part of a small, exclusive development, the property is offered with no onward chain, making it an appealing prospect for first-time buyers, professionals or those looking for a modern home close to the city.

The ground floor opens with an entrance hall and useful cloakroom/WC, leading through to a modern open-plan kitchen/dining room. A generous living room sits to the rear, providing a comfortable space to relax with a pleasant outlook and access towards the garden.

The first floor offers two further bedrooms, including a spacious double, alongside a stylish family bathroom. Occupying the second floor, the principal bedroom provides an excellent retreat, complete with an en-suite shower room and useful eaves storage.



“with a raised deck immediately behind the house providing an ideal spot for outdoor dining”



- Modern Three-Storey Townhouse Built In 2017
- Set Within A Small, Exclusive Development
- Three Well-Proportioned Bedrooms
- Spacious Principal Bedroom With En-Suite Shower Room
- Stylish Family Bathroom
- Modern Open-Plan Kitchen/Dining Room
- Generous Living Room Overlooking The Rear Garden



Location

Plumstead Road is conveniently positioned to the east of Norwich city centre, offering access to the city's wide range of shops, cafés, restaurants, leisure facilities and employment opportunities. Norwich railway station is also within convenient reach, providing connections for commuters and those travelling further afield.

The location offers a useful balance between city living and everyday convenience, with local amenities nearby and the wider attractions of Norwich readily accessible. Whether commuting, enjoying the city's social scene or exploring its historic streets and riverside walks, this position offers plenty to appreciate.

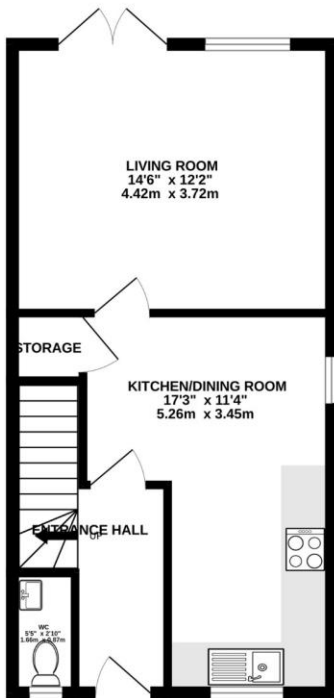


Outside

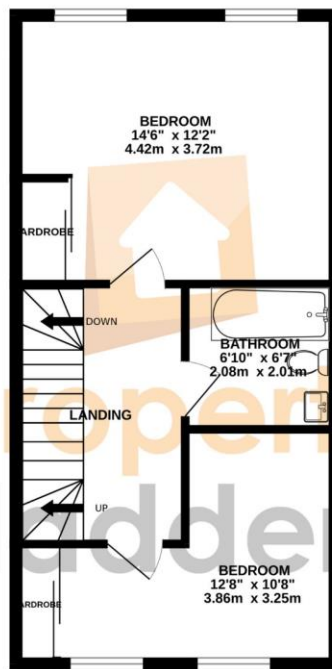
Outside, the rear garden has been arranged over two levels, with a raised deck immediately behind the house providing an ideal spot for outdoor dining. Steps lead down to an area finished with artificial grass, with hardstanding beneath and double gates opening to the rear parking area.

The property benefits from an allocated parking space, access to communal visitor parking and the additional flexibility of gated access to the rear garden, allowing a vehicle to be parked within the garden area if required.

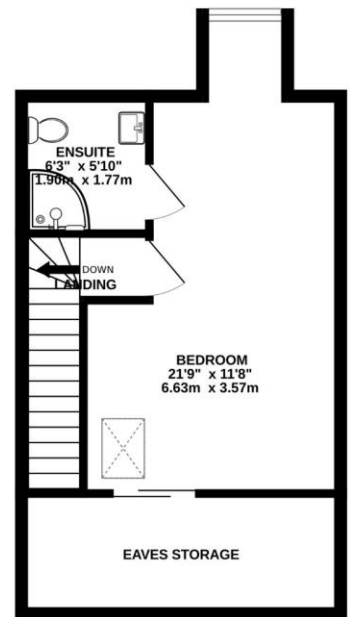
GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.5 sq.m.) approx.

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

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C

Local Authority: Norwich City Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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