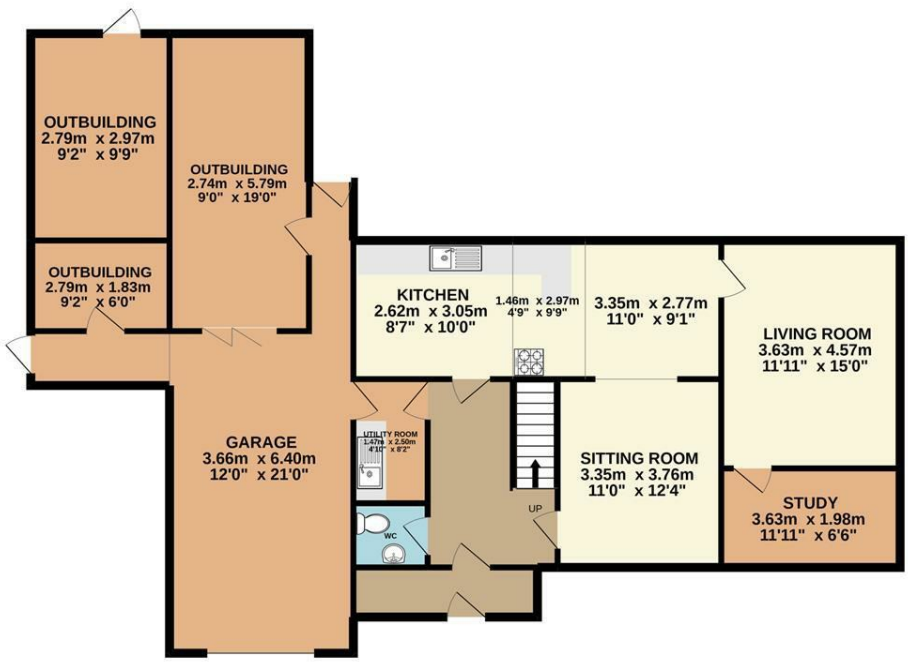
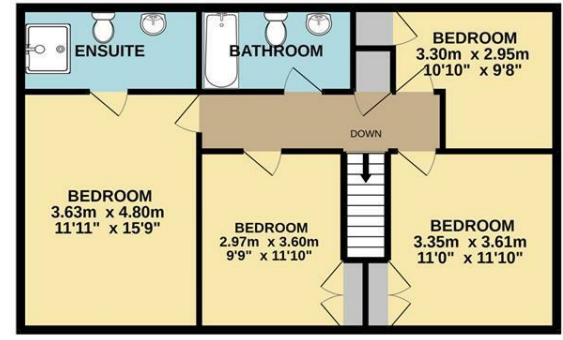


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

GROUND FLOOR
139.6 sq.m. (1503 sq.ft.) approx.



1ST FLOOR
70.2 sq.m. (755 sq.ft.) approx.



TOTAL FLOOR AREA : 209.8 sq.m. (2258 sq.ft.) 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 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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Plumstead Road East | Norwich | NR7
Guide Price £550,000



abbotFox presents this exceptional, detached family home. Occupying a prime, non-estate position on the edges of the sought after area of Thorpe St Andrew, this property has been thoughtfully improved by the current owners. The property sits centrally within the generous plot, and is surrounded by woodland and wildlife. The mature gardens, have been exceptionally well maintained and provide ample space for further extension (STPP).

The accommodation on offer internally provides a high degree of flexibility with four generous bedrooms, en-suite and a family bathroom to the first floor. The ground floor provides an entrance porch, hallway, cloakroom, lounge, kitchen diner, utility room, dining room and office. With the property also benefitting from a generous adjoining garage, with additional store rooms, this home offers plenty of space for those looking to work from home.

Guide price £550,000 - £575,000

Agents Note: We have been advised by the current owners that the property is serviced via a septic tank.

