



Phillipa Flowerday Plain
Norwich, NR2 2TA

Guide Price £525,000 - £550,000

claxtonbird
residential

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*** Guide Price £525,000 - £550,000 *** Welcome to this City townhouse located on The Old Hospital Site, Fellowes Plain, Norwich. This stunning property boasts flexible living accommodation, perfect for entertaining guests or simply relaxing with your family. With four/five bedrooms spread across three of the floors, there is ample space for everyone in the household.

The property features a spacious sitting room with a Juliette balcony, offering a lovely spot to enjoy taking in the views of the surrounding area, a dining room with French doors to the garden and a modern fitted kitchen/breakfast room that comes equipped with built-in appliances, making meal preparation a breeze. For added convenience, this townhouse includes two en-suites to both largest bedrooms in addition to a family bathroom, and a ground floor utility room and separate W.C cloakroom.. Step outside to discover an enclosed garden with patio area and with two garages, parking will never be an issue, providing secure storage for your vehicles or additional belongings.

Entrance Hall

Entrance door, stairs to first floor, wood effect floor, storage cupboard and two radiators.

Kitchen/Breakfast Room 12'2" max x 11'9" (3.72m max x 3.59m)

Fitted kitchen comprising wall and base units with worktop over, stainless steel sink drainer, tiled splashback, built in gas hob, double oven and extractor, integrated fridge freezer and dishwasher, wood effect floor, spot lights, space for table and chairs, wall mounted central heating boiler in cupboard, radiator and upvc double glazed window to front aspect.

Dining Room 10'2" x 8'8" (3.10m x 2.65m)

Upvc double glazed French doors leading to the rear garden, wood effect floor and radiator.

Utility Room 10'1" max x 6'5" (3.09m max x 1.97m)

Wall and base units with worktop over, space for washing machine, stainless steel sink drainer, extractor fan, radiator and upvc double glazed French doors to rear garden.

Cloakroom W.C

Low level W.C, wash hand basin, extractor fan and radiator.

First Floor Landing

Two storage cupboards.

Sitting Room 15'5" x 12'4" (4.70m x 3.78m)

Upvc double glazed French doors leading to Juliette balcony, upvc window to front front aspect and two radiators.

Bedroom 9'11" x 9'5" (3.03m x 2.89m)

Upvc double glazed window to rear aspect and radiator.

Study/Bedroom 9'10" x 5'8" (3.02m x 1.73m)

Upvc double glazed window to rear aspect and radiator.

Second Floor Landing

Bedroom 15'5" max x 12'3" max (4.70m max x 3.75m max)

Two upvc double glazed windows to front aspect, fitted double wardrobe, two radiators and door to en-suite shower room.

En-Suite Shower Room

Modern fitted suite comprising double shower cubicle with inset shower, low level W.C, wash hand basin in vanity unit, tile effect floor, spot lights, extractor fan and towel rail radiator.

Bedroom 13'7" max x 9'10" max (4.16m max x 3.02m max)

Two upvc double glazed windows to front aspect, fitted double wardrobe and two radiators.

Bathroom

Modern fitted suite comprising panel bath with shower over and screen, wash hand

basin in vanity unit, low level W.C, wood effect floor, extractor fan, spot lights and towel rail radiator.

Top Floor Landing

Airing cupboard and door to walk in storage cupboard.

Bedroom 13'5" max x 10'9" max (4.11m max x 3.28m max)

Upvc double glazed French doors to balcony, fitted double wardrobe, loft access, radiator and door to en-suite bathroom.

En-Suite Bathroom

Modern suite comprising panel bath with mixer tap and shower over and screen, wash hand basin, low level W.C, extractor fan, tile effect floor, part tiled walls, extractor and radiator.

Front Garden

Pathway to front door with shingle inset and hedge border.

Rear Garden

Laid to artificial turf, patio area with space for table and chairs, enclosed by fencing and personal door to garage.

Two Garages

Garage one has electric up and over door. Garage two has electric up and over door and personal door to rear garden.

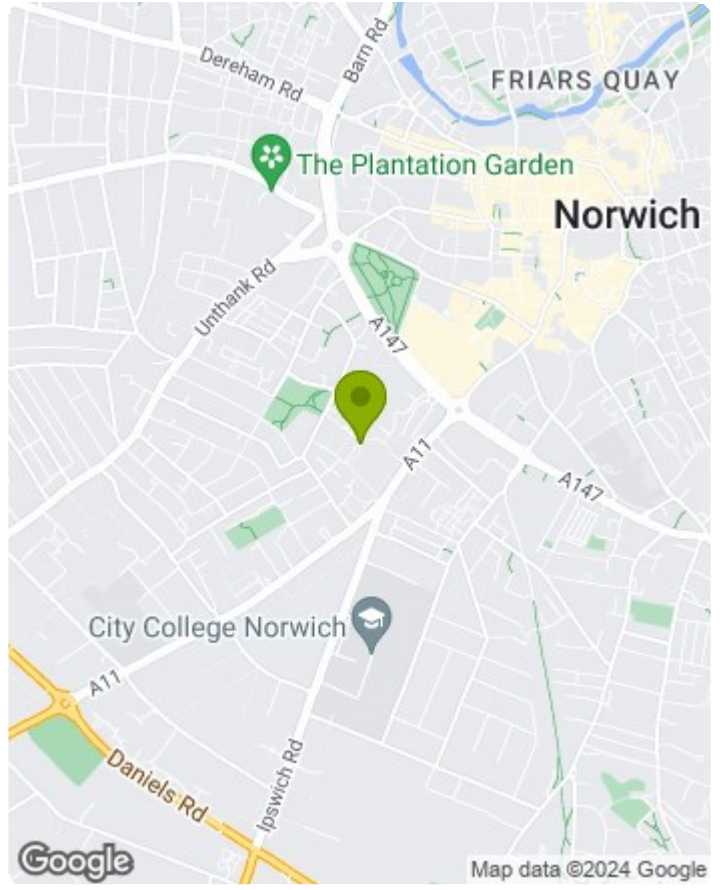
Agents Note

Council Tax Band - E





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) 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			
		78	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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