



Old Hall Road
Norwich, NR13 5FA

Offers In The Region Of £290,000

claxtonbird
residential

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ClaxtonBird are please to offer this charming property, located on Old Hall Road, nestled in the delightful village of Little Plumstead, within easy access to the A47 and the Northern Distribution Road. This modern semi-detached house offers a perfect blend of comfort and style, making it an ideal home for anyone looking to settle in a sought-after village on the edge of the city. As you step inside, you are greeted by a well-presented interior, offering a lovely homely feel throughout. The property boasts a cosy reception room, master bedroom with en-suite and two further bedrooms, ideal for a growing family. At the heart of this home is the open plan kitchen / dining room, complete with built in appliances and French doors leading out to the garden. Nearby is the The Walled Garden Cafe, a popular amenity set within stunning Victorian garden walls, perfect for relaxing and socialising with friends and family. With its convenient location, modern features and charming surroundings, this property is a true gem, so early viewing is highly recommended.

Entrance Hall

Welcoming entrance hall with stairs leading to the first floor and under stairs storage cupboard.

Cloakroom

White suite comprising WC, wash hand basin, heated towel rail and double glazed window to side aspect.

Lounge 16'1 x 9'10 (4.90m x 3.00m)

Double glazed window to front aspect, underfloor heating and glazed French doors to kitchen / dining room.

Kitchen / Dining Room 17'5 x 11'5 (5.31m x 3.48m)

Modern fitted kitchen comprising a range of base and eye level units with work surfaces over, inset one and a half bowl single drainer stainless steel sink unit, built in electric oven with inset electric hob and extractor hood over, built in fridge freezer, built in washing machine, built in dishwasher, radiator, under floor heating and French doors leading out to the garden.

First Floor Landing

Built in airing cupboard.

Master Bedroom 13'9 x 10'7 (4.19m x 3.23m)

Double glazed window to rear aspect, built in double wardrobe and radiator.

En Suite

Suite comprising shower cubicle, pedestal wash hand basin, WC and towel rail.

Bedroom 10'7 x 7'7 (3.23m x 2.31m)

Double glazed window to front aspect, built in wardrobe and radiator.

Bedroom 9'6 x 6'6 (2.90m x 1.98m)

Double glazed window to rear aspect and radiator.

Family Bathroom

White Suite comprising bath with shower over, pedestal wash hand basin, WC, electric shaver point, heated towel rail and double glazed window to front aspect.

Front Garden

Pathway leading to entrance door and tandem driveway parking to the side.

Rear Garden

Good sized South facing rear garden enclosed by fencing and laid predominately to lawn with plant and shrub borders and timber shed.

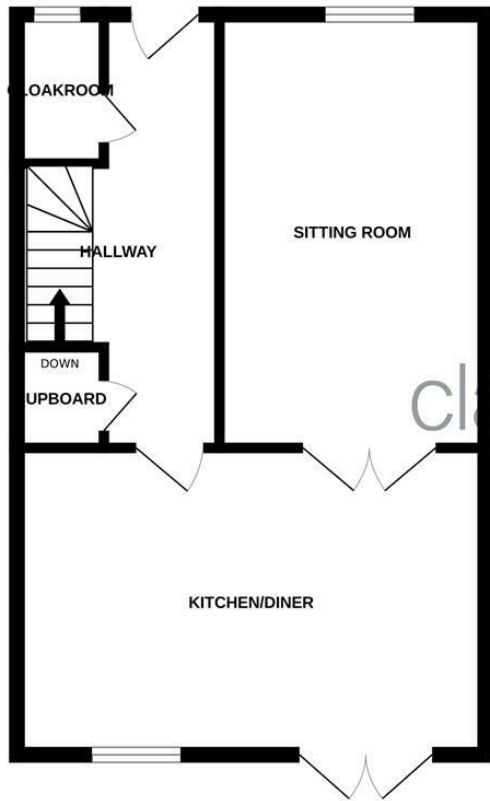
Agents Note

Council Tax Band C

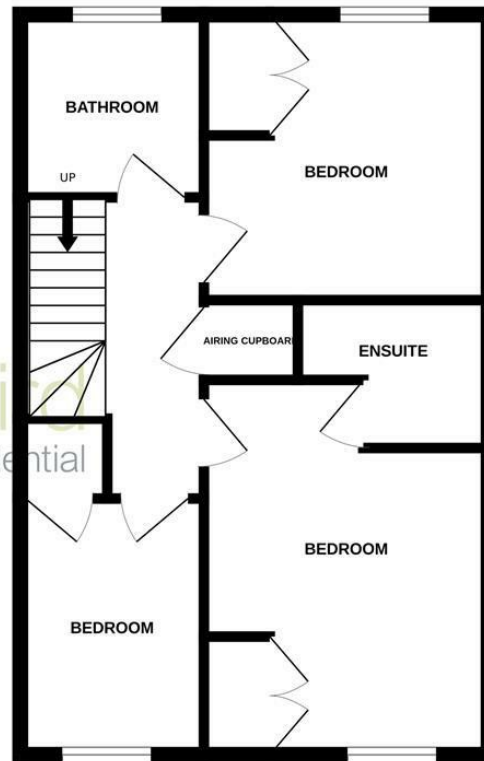
EPC Rating B



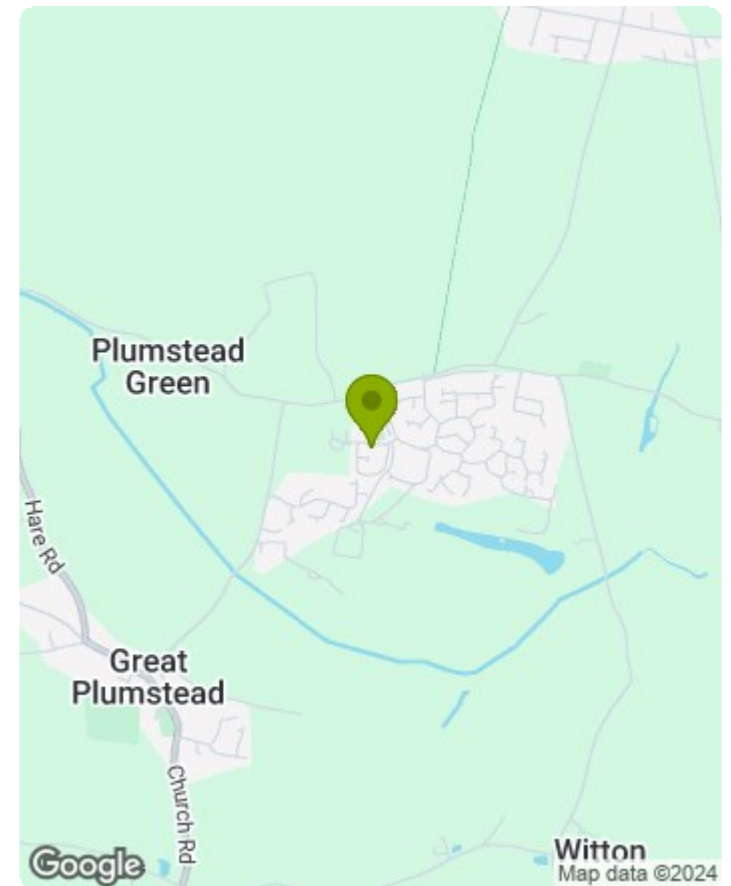
GROUND FLOOR



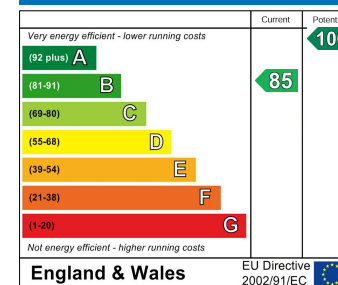
1ST FLOOR



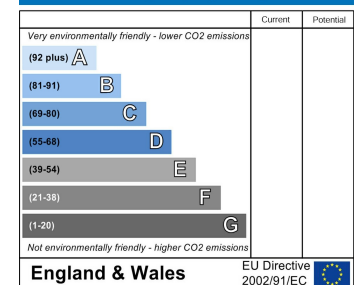
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



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- 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.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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