



5 Plaford Road, Norwich - NR7 8HB

£375,000 Freehold

This well-presented 4-bedroom semi-detached house, located in a quiet cul-de-sac, offers modern comforts and timeless style. Fully refurbished a decade ago, the property has been thoughtfully updated to create a warm and inviting home. With a spacious garden, ample parking, and an outbuilding with electricity, this home is ideal for both family living and entertaining. Offering practicality and elegance, it is conveniently situated within walking distance of local amenities and the city centre, providing both peaceful living and easy access.

Location

Plaford Road is located in the desirable suburb of Sprowston, just a short drive from Norwich city centre. This area offers excellent transport links, including easy access to the A1042, with regular bus services nearby connecting you to the heart of Norwich. Local amenities such as supermarkets, cafes, and schools are within walking distance, while the nearby Riverside Retail Park provides further shopping and dining options. With green spaces like Sprowston Recreation Ground and the beautiful Wensum Park close by, this location is ideal for those looking for a peaceful yet well-connected home.



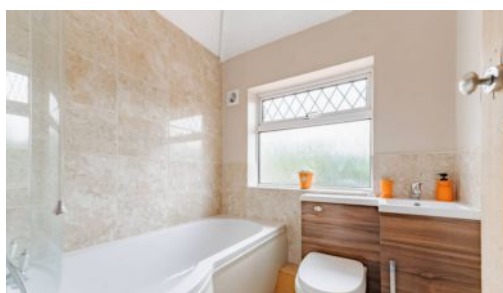
Agents notes

We understand the property will be sold freehold, connected to mains services, water, electricity, gas and drainage.

Heating system- Combination Boiler

Planned/local development: McDonald's to the rear garden

Tax Council Band- TBC



Plaford Road, Norwich

As you enter the property, you are welcomed by a bright hallway featuring a skylight and a convenient cupboard under the stairs. To the right, a cosy and spacious lounge awaits, with bay windows that flood the room with natural light and a charming wood burner providing a warm and inviting atmosphere.

Moving through, the spacious kitchen/diner invites you, offering a perfect space for family gatherings and entertaining guests. With built-in cupboards, ample counter space, and a handy breakfast counter, this area is further enhanced by two skylights overhead and French doors that open up to the garden. A separate office, which can also serve as a playroom and a convenient WC, completes this floor, catering to all your household needs.

Moving up to the upper level, four well-appointed bedrooms await. The master bedroom features built-in wardrobes and cupboards, as well as an ensuite equipped with a shower for added convenience. Another bedroom offers a built-in cupboard. The family bathroom, showcasing a bath and shower attachment, caters to the needs of the entire household.

Additionally, the property features double glazing throughout.

Outside, the enclosed rear garden offers a peaceful retreat, complete with a paved area for outdoor seating. An outbuilding with electricity provides an ideal space for entertaining or pursuing hobbies.

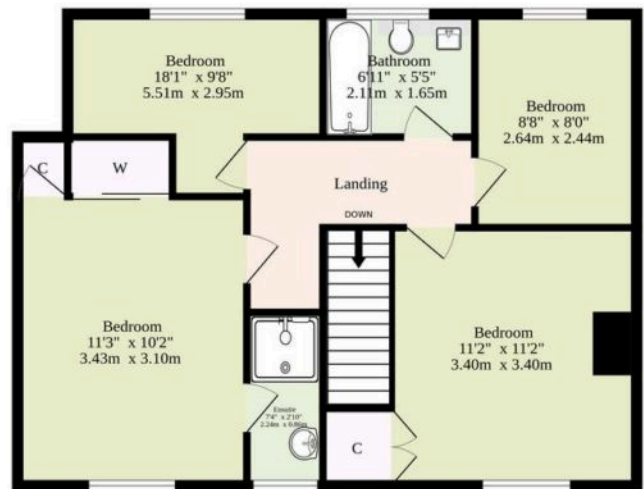
Furthermore, the driveway provides off-road parking for up to three vehicles, with an internal garage offering the added convenience of direct access to the hallway.



Ground Floor
964 sq.ft. (89.6 sq.m.) approx.



1st Floor
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 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 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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