



2 Cozens-Wiley Road, Little Plumstead  
Norwich



Minors & Brady

# 2 Cozens-Wiley Road

Little Plumstead, Norwich

This well-presented Georgian-style home is set within a modern development designed for comfortable, low-maintenance living. The property offers generous and flexible accommodation, making it well suited to families or those needing space to work from home. Bright living areas benefit from good natural light, while the kitchen and dining space forms a practical hub for everyday life. Four bedrooms are arranged over the first floor, including a main bedroom with its own en suite, supported by a family bathroom. Outside, the enclosed garden provides a private space to relax with minimal upkeep required. Parking is conveniently provided via a private driveway, carport and garage. The location is ideal for a family-oriented lifestyle, with green spaces, scenic walks and a nearby play park, while remaining within easy reach of local amenities and the city.

- Georgian-style home within a modern residential development
- Designed for low-maintenance, comfortable living
- Bright and well-proportioned accommodation throughout
- Spacious living room with character features
- Kitchen and dining area ideal for family life and entertaining
- Four bedrooms arranged over the first floor
- Main bedroom benefiting from an en suite shower room
- Enclosed rear garden offering privacy and easy upkeep
- Private driveway, carport and garage providing off-road parking
- Popular location close to scenic walks, a play park and local amenities



M&B



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## The Location

Situated within the village of Little Plumstead, this property offers a comfortable base for those who prefer a quieter pace of life while staying within easy reach of Norwich. The area is surrounded by open countryside, providing a pleasant sense of space and a rural feel, without being isolated from everyday necessities.

Little Plumstead is a well-established village with a strong community feel and is known for its inclusion within popular school catchment areas, making it a practical consideration for families. Nearby villages and local centres provide access to a range of shops, services, and amenities for day-to-day needs, while Norwich city centre remains readily accessible for a wider choice of shopping, dining, and leisure facilities.

For those who commute, the A47 is close by and offers direct routes into Norwich and onwards to surrounding towns and road networks, helping to keep travel straightforward. Public transport links are also available locally, offering further flexibility. Overall, the location will suit buyers looking for a village setting that combines countryside surroundings with sensible access to schools, transport links, and the city beyond.



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## Cozens-Wiley Road, Little Plumstead

This attractive home is designed in a classic Georgian style and sits within a modern residential setting that prioritises ease of living. The property benefits from gas central heating, double glazed windows throughout, and a layout that suits both everyday family life and entertaining. Well presented and thoughtfully arranged, it offers a balance of traditional charm and contemporary comfort.

The entrance hall provides a welcoming first impression, with access to the main living areas and stairs rising to the first floor. The main reception room is bright and inviting, featuring windows to more than one aspect and a focal fireplace that adds warmth and character. This space is ideal for relaxing or hosting guests in a comfortable setting.

To the rear, the kitchen and breakfast room forms the heart of the home. Fitted with a range of coordinated units and integrated appliances, it offers ample worktop and storage space along with room for dining. Natural light flows in through multiple windows and doors that open directly onto the garden, making this an excellent space for family meals and social gatherings.

A separate utility area provides additional practicality and internal access to the parking area, while a ground floor cloakroom adds convenience.



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Upstairs, the property offers four well-proportioned bedrooms. The main bedroom benefits from built-in storage and a private en suite shower room. The remaining bedrooms are versatile, suitable for children, guests, or home working, and are served by a family bathroom fitted with a modern suite.

Outside, the home enjoys an enclosed rear garden designed for low maintenance, with a combination of lawn and paved areas ideal for outdoor dining and play. Parking is provided via a private driveway with a covered carport and access to a garage.

The property is well positioned within a popular development, close to green spaces, walking routes, and a children's play area, making it particularly appealing for those seeking a relaxed, community-focused lifestyle while remaining within easy reach of local amenities and the city.

### Agents Note

This property will be sold freehold.

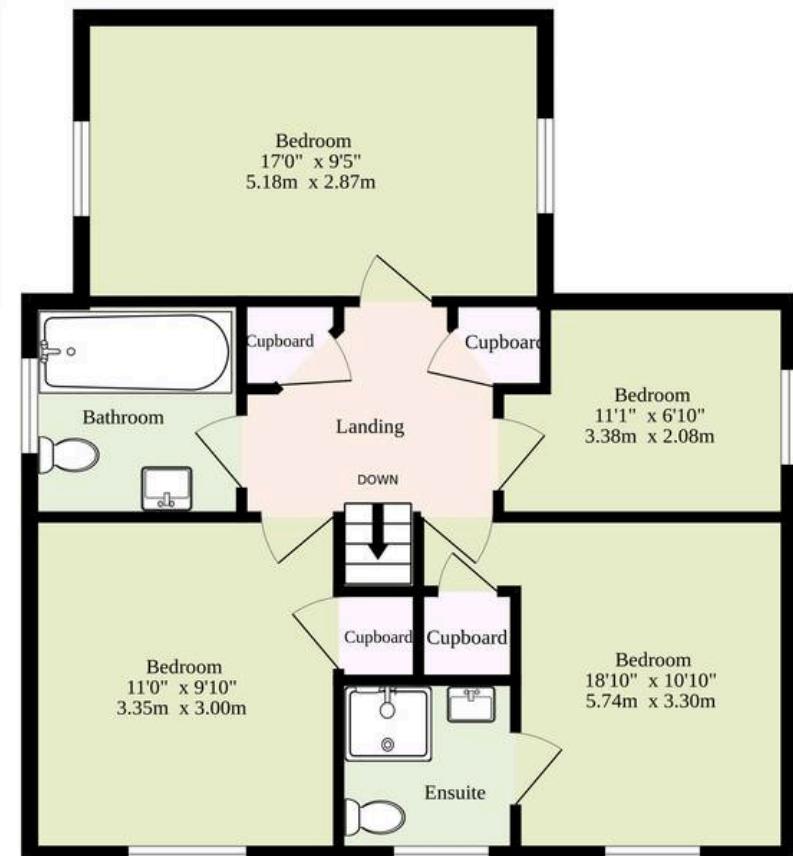
Connected to mains water, electricity, gas and drainage.



**Ground Floor**  
688 sq.ft. (63.9 sq.m.) approx.



**1st Floor**  
689 sq.ft. (64.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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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