



52 Plumstead Road, Norwich

Norwich

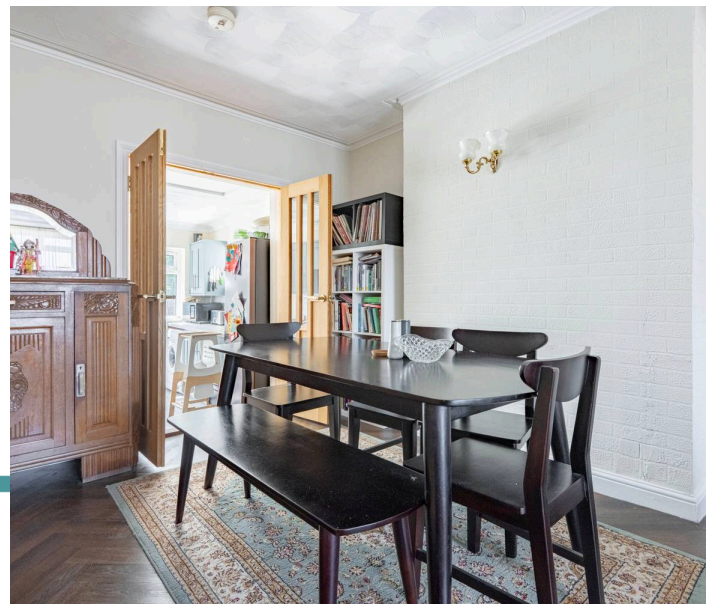


Minors & Brady

## 52 Plumstead Road

A generously sized and highly versatile terraced home, offering far more space and flexibility than first meets the eye. Ideally located for easy access to Norwich city centre, the train station and Riverside, the property offers both convenience and practicality. Inside, the home has been refreshed throughout, featuring new internal doors and a bright, open-plan lounge/dining area that forms the heart of the property. The kitchen leads directly out to a landscaped rear garden, designed with a lawn and dedicated patio seating area for outdoor enjoyment. A modern ground floor shower room provides practicality, while the stylish family bathroom upstairs features distinctive herringbone-style tiling. The additional ground floor reception room offers excellent flexibility as a fourth bedroom, playroom or hobby space, while three well-proportioned bedrooms complete a home that comfortably adapts to a range of lifestyles.

- Generously sized and highly versatile terraced home
- Flexible layout offering three bedrooms plus additional reception/fourth bedroom
- Spacious open-plan lounge/dining room ideal for modern living
- Newly fitted internal doors throughout
- Stylish upper-floor bathroom with herringbone-style tiling
- Recently re-pointed exterior for improved presentation and longevity
- Modern fitted kitchen with access to the garden
- Landscaped rear garden with lawn and dedicated patio seating area
- Excellent access to Norwich city centre, train station and Riverside
- Ideal for families, first-time buyers or those seeking flexible living space





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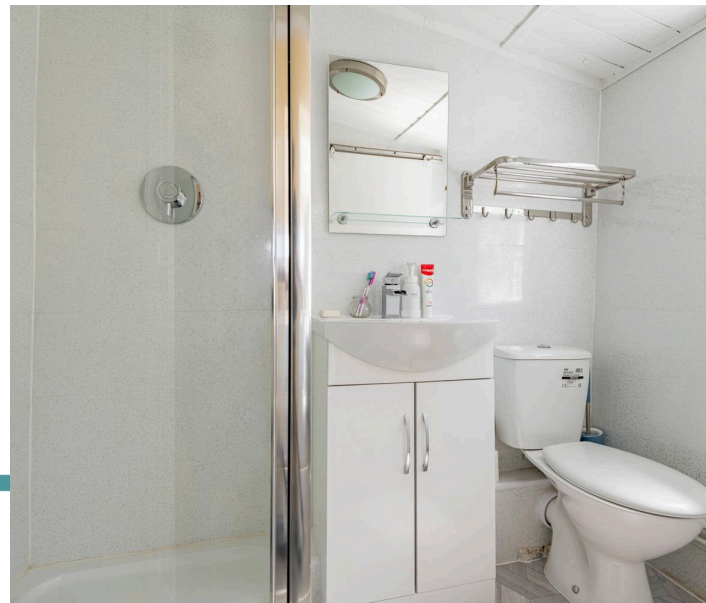
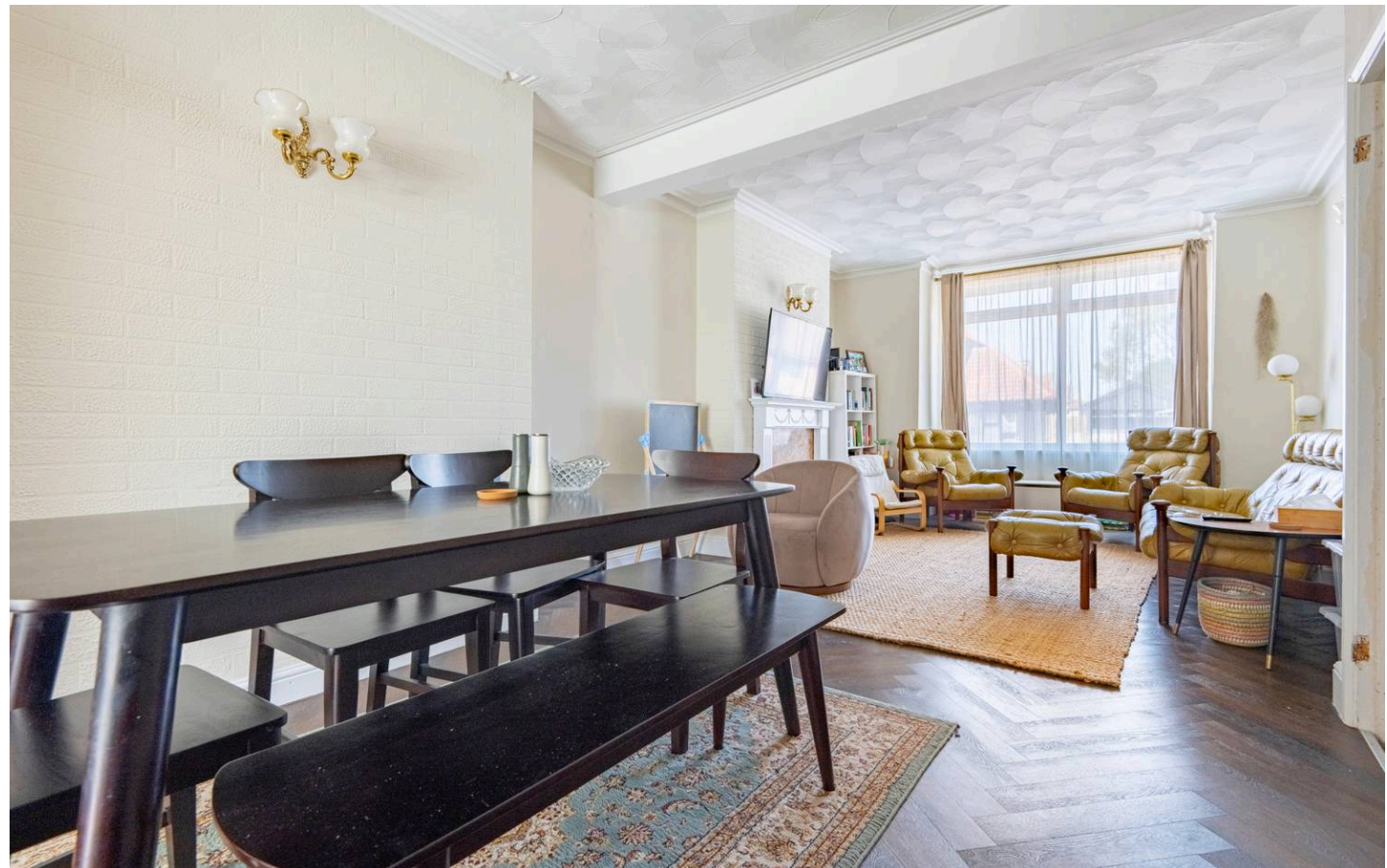
### The Location

Plumstead Road is well positioned to the east of Norwich city centre, offering a convenient balance of accessibility and everyday practicality. The area provides easy access into the heart of the city, where a wide selection of shops, cafés, restaurants and leisure facilities can be found around Riverside and the historic centre. Closer to home, a range of local shops, takeaways and convenience stores serve day-to-day needs along Plumstead Road itself and the surrounding streets.

Norwich train station is within easy reach, providing regular services to London and beyond, making the location well suited for commuters. The area is also well served by frequent bus routes, offering straightforward connections across the city.

Families are well catered for, with a number of established schools nearby, including Lionwood Infant and Junior Schools, as well as Mousehold Infant School, all within a reasonable distance.

Open green spaces are also close at hand, with Mousehold Heath offering walking routes, views across the city and a welcome escape from the urban setting. With its combination of convenience, connectivity and access to both amenities and green space, Plumstead Road provides a well-rounded and practical location for a wide range of buyers.



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## 52 Plumstead Road

### Plumstead Road, Norwich

This very spacious terraced home, extending to approximately 988 sq ft, offers flexible three/four bedroom accommodation and is ideally positioned with excellent access to Norwich city centre, the train station and the Riverside development.

Recently refreshed and newly re-pointed, the property has also benefited from new internal doors, giving it a clean and updated feel throughout.

The ground floor is accessed via a traditional hall entrance, with stairs rising to the first floor and access to the main living areas. The large open-plan lounge/dining room provides a versatile and sociable space, filled with natural light and well-suited to both everyday living and entertaining.

The kitchen is fitted with a range of wall and base units, built-in cooking facilities and space for appliances, with direct access out to the rear garden.

To the rear, a lobby leads through to a modernised shower room, finished with a contemporary suite and chrome fittings, creating a sleek and practical space.

Also on the ground floor is a highly adaptable additional room, currently used as a hobby space but offering excellent potential as a fourth bedroom, playroom or home office, depending on requirements.



## 52 Plumstead Road

Upstairs, the first floor offers three well-proportioned bedrooms, all served by a family bathroom fitted with a bath, shower over, WC and basin, complemented by stylish herringbone-style tiling.

Externally, the property continues to impress with a landscaped rear garden, designed for ease of maintenance and enjoyment. The space includes a lawned area alongside a dedicated patio seating area, ideal for outdoor dining or relaxing.

Overall, this is a generously sized and adaptable home, offering modern touches, versatile living and a convenient location, making it well suited to a wide range of buyers.

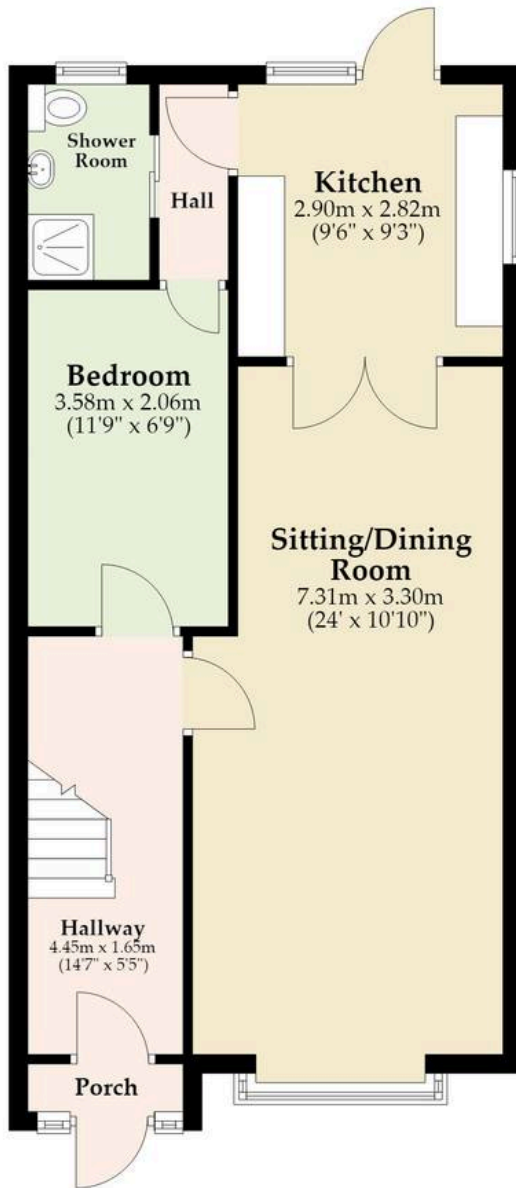
### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



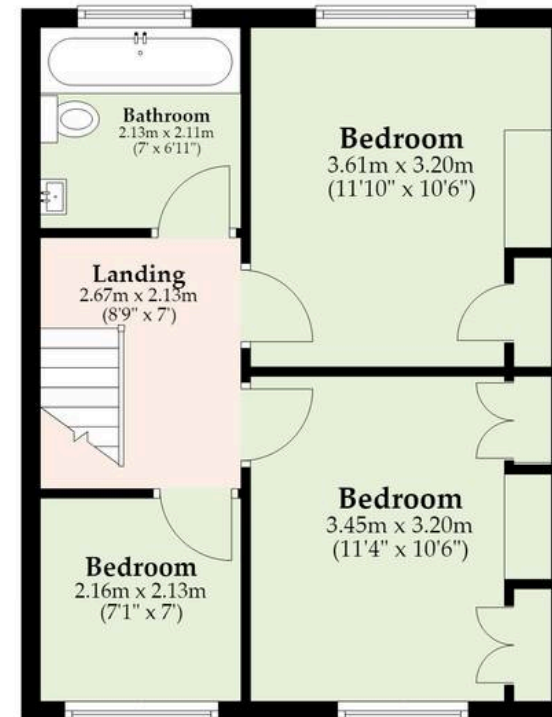
## Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



## First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 91.8 sq. metres (988.6 sq. feet)

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.

Plan produced using PlanUp.

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 107 Unthank Road, Norwich, NR2 2PE

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