

42 Penrice Road, Little Plumstead

Minors & Brady

42 Penrice Road

Little Plumstead, Norwich

Immaculately presented throughout, this attractive three-bedroom home occupies a pleasant position within a quiet cul-de-sac in the village of Little Plumstead. The property offers a modern and well-balanced layout, with bright reception space, a stylish kitchen and three comfortable bedrooms, making it an excellent choice for buyers seeking a home that is ready to move straight into.

Outside, the enclosed rear garden provides a lovely space to relax and entertain, while the two allocated parking spaces and electric vehicle charging point add further convenience. The outlook across the communal green and neighbouring woodland is another appealing feature, giving the property a particularly pleasant setting.

M&B









42 Penrice Road

Little Plumstead, Norwich

- Immaculately presented three bedroom semi detached home, tucked away within a quiet cul de sac in the popular village of Little Plumstead
- Attractive position opposite an open communal green and woodland, creating a pleasant outlook and a peaceful setting
- Bright and spacious lounge featuring double doors opening directly onto the rear garden, creating an excellent space for relaxing and entertaining
- Modern kitchen and dining room, beautifully finished with integrated appliances including an oven, hob, extractor, fridge freezer, dishwasher and washer dryer
- Three well presented bedrooms, including two comfortable doubles and a versatile third bedroom suitable for guests, children or home working
- Contemporary family bathroom featuring a bath with shower attachment, complemented by a separate ground floor WC
- Enclosed and landscaped rear garden, designed for easy maintenance with a lawn and patio seating area ideal for outdoor dining
- Two allocated parking spaces positioned opposite the property, overlooking the communal green, together with an electric vehicle charging point
- Well considered modern accommodation with a welcoming entrance hall, useful under stairs storage and a stylish finish throughout

M&B













42 Penrice Road

Little Plumstead, Norwich

Location

Situated in the popular village of Little Plumstead, this property enjoys a peaceful village setting whilst remaining conveniently close to Norwich, approximately four miles to the southwest. The village offers a welcoming community atmosphere, with Little Plumstead Church of England Primary Academy nearby, alongside local amenities including The Walled Garden Community Shop and Café. For a wider range of shops, supermarkets, pubs and everyday facilities, neighbouring Blofield and Thorpe St Andrew are easily accessible.

The nearby A47 provides convenient road links towards Norwich, Great Yarmouth and the wider Norfolk coastline, whilst Brundall Gardens railway station offers connections towards Norwich and beyond. The surrounding countryside and nearby Norfolk Broads also provide plenty of opportunities for walking, cycling and enjoying the outdoors.

Penrice Road, Little Plumstead

Upon entering, the welcoming entrance hall provides access to the ground floor accommodation, with attractive wood effect flooring, neutral décor and useful storage beneath the stairs. There is also a convenient ground floor cloakroom, fitted with a WC and wash hand basin.

M&B







42 Penrice Road

Little Plumstead, Norwich

The kitchen and dining room is beautifully presented, with a modern range of fitted units and work surfaces, creating a practical and stylish space for everyday cooking. The kitchen is well equipped with an integrated oven, hob and extractor, alongside a fridge freezer, dishwasher and washer dryer. There is also space for a dining table, making this a sociable area for meals and spending time together.

Positioned separately, the lounge provides a comfortable main reception room, with plenty of space for seating and a bright, welcoming feel. Double doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces and making the room particularly well suited to relaxing or entertaining.

Upstairs, the landing leads to three well presented bedrooms and the family bathroom. The principal bedroom is a comfortable double and benefits from built in wardrobes and its own ensuite shower room. The second bedroom is also a good sized double, while the third offers flexibility for use as a bedroom, home office or snug. The family bathroom completes the first floor, featuring a bath with shower attachment, WC and wash hand basin.

M&B







42 Penrice Road

Little Plumstead, Norwich

Outside, the rear garden has been landscaped to provide an attractive and easy to maintain space, with an area of lawn and a patio positioned directly outside the lounge doors. The enclosed boundaries offer a good degree of privacy, while the patio provides an ideal spot for outdoor seating and dining. To the front, a paved pathway leads to the entrance, with a side path providing access around to the rear garden.

The property benefits from two allocated parking spaces positioned opposite, overlooking the communal green. There is also an electric vehicle charging point, adding a useful feature for modern day living. The outlook across the green and neighbouring woodland creates a pleasant setting, with a sense of openness rarely found in such a convenient residential position.

Agents Notes

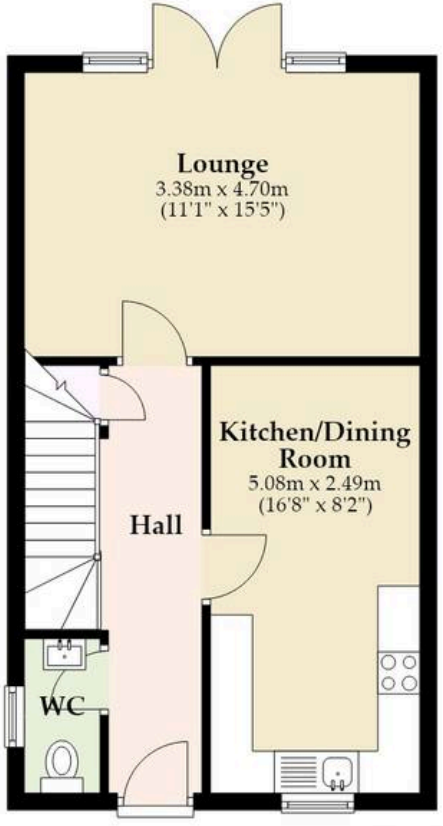
Freehold, connected to all main services.

Council tax band - C

M&B

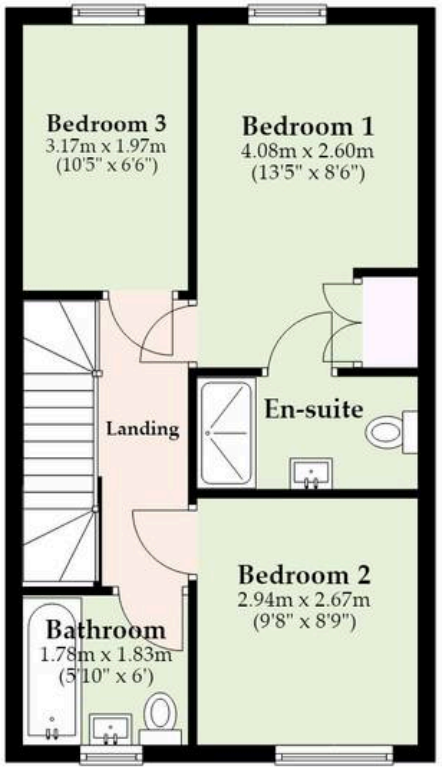
Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



Total area: approx. 80.3 sq. metres (864.4 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.

M&B

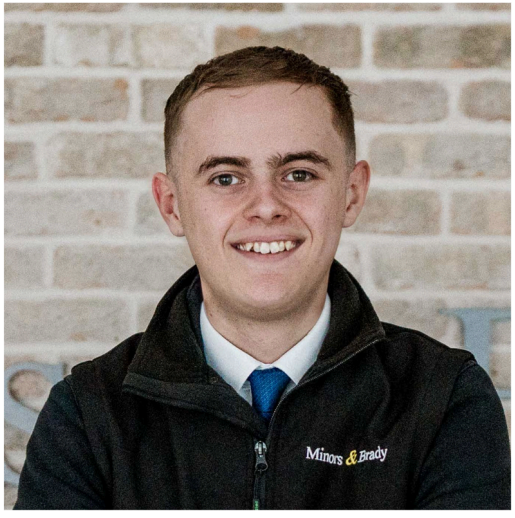
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

Minors & Brady

Your home, our market

homes@minorsandbrady.co.uk 01603 783088 6 Church Road, Hoveton, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk