



30 Phillipa Flowerday Plain, Norwich

Guide Price £475,000

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## 30 Phillipa Flowerday Plain

Norwich, Norwich

Websters Estate Agents are delighted to offer this rarely available and spacious four storey town house set in the highly sought after Fellows Plain development only a short walk to Norwich city centre. The property comes with no onward chain along with a private rear garden. In brief, the property comprises; kitchen / breakfast room, cloakroom, dining room, utility room, lounge, four double bedrooms, two with ensuite bathrooms, fifth bedroom / study, family bathroom, single garage and an allocated parking space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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### Entrance Hall

Solid front door, further doors to kitchen / breakfast room, cloakroom, dining room and utility room, two ceiling roses, under stairs storage cupboards, Karndean flooring, carpeted stairs to the first floor and two radiators.

### Kitchen / Breakfast Room

12' 3" x 11' 9" (3.73m x 3.59m)

Comprising a range of wall and base units with laminate work tops, integrated double electric oven with gas hob and extractor hood over, integrated slim line dish washer and fridge - freezer, inset stainless steel sink with mixer tap and drainer, tiled splash back, wall mounted gas boiler, uPVC double glazed window to the front aspect, tiled flooring, radiator and coving.

### Cloakroom

Low set WC, pedestal hand wash basin with tiled splash back, extractor fan, laminate flooring and a radiator.

### Dining Room

10' 9" x 8' 8" (3.28m x 2.65m)

uPVC double glazed double doors to the rear garden, floor laid to carpet, coving and a radiator.

### Utility Room

10' 1" x 6' 6" (3.08m x 1.99m)

Comprising a range of base units with laminate work tops, integrated washing machine, inset stainless steel sink with mixer tap and drainer, tiled splash back, uPVC double glazed double doors to the rear garden, coving, radiator and tiled flooring.

### First Floor Landing

Two built in storage cupboards, doors to lounge, one bedroom and bedroom / study, floor laid to carpet, coving and carpeted stairs to the second floor.







### **Lounge**

15' 5" x 12' 4" (4.70m x 3.77m)

UPVC double glazed double doors to the Juliet balcony, further uPVC double glazed window to the front aspect, electric fire set to feature fireplace with iron inset and wooden surround, two radiators, coving and floor laid to carpet.

### **Bedroom Four**

9' 11" x 9' 9" (3.03m x 2.96m)

Double bedroom with a uPVC double glazed window to the rear aspect, radiator, electric fireplace (not tested), coving and laminate flooring. Currently set up as a reception room.

### **Bedroom / Study**

9' 11" x 5' 9" (3.02m x 1.76m)

UPVC double glazed window to the rear aspect, laminate flooring, coving and a radiator.

### **Second Floor Landing**

Doors to two bedrooms and bathroom, carpeted stairs to the third floor, floor laid to carpet and coving.

### **Bedroom Three**

9' 11" x 13' 7" (3.01m x 4.13m)

Double bedroom with two uPVC double glazed windows to the rear aspect, built in wardrobe, floor laid to carpet and a radiator.

### **Bedroom Two**

12' 4" x 15' 5" (3.76m x 4.69m)

Double bedroom with a fitted wardrobe, two uPVC double glazed windows to the front aspect, floor laid to carpet, two radiators and coving.





#### **Ensuite**

7' 2" x 5' 8" (2.19m x 1.72m)

Large walk in shower with sliding door and tiled backing, pedestal hand wash basin with tiled splash back, low set WC, heated towel rail, laminate flooring, extractor fan and coving.

#### **Bathroom**

8' 2" x 5' 7" (2.49m x 1.69m)

Panel bath with shower over and tiled backing, pedestal hand wash basin with tiled splash back, low set WC, extractor fan, laminate flooring, heated towel rail and coving.

#### **Third Floor Landing**

Door to further bedroom and large eaves storage, airing cupboard and floor laid to carpet.

#### **Bedroom One**

12' 1" x 13' 5" (3.69m x 4.10m)

Double bedroom with large built in wardrobe, uPVC double glazed double doors to a balcony with double glazed side windows, floor laid to carpet, loft hatch, coving and a radiator.

#### **Ensuite**

7' 5" x 5' 7" (2.27m x 1.71m)

Panel bath with shower attachment, tiled backing and glass screen, low set WC, pedestal hand wash basin with tiled splash back, extractor fan, laminate flooring and a heated towel rail.



**Garden**

The private and beautifully landscaped rear garden is laid to a combination of lawn and patio alfresco spaces with a range of mature shrub and flowerbed borders with rear gated access to the allocated parking space. There is also a single garage next to the allocated parking space with an up and over door. To the front is an enclosed stone shingle space with hedge frontage and a pathway leading to the front door.

**Garage**

Single Garage

There is a single garage next to the allocated parking space with an up and over door.

**Off street**

1 Parking Space

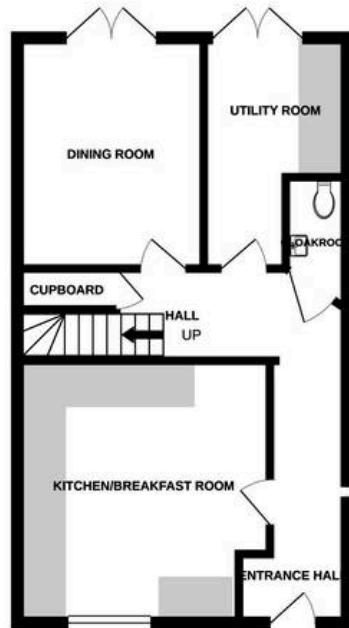
Off street parking space to the rear of the property next to the garage.

- Rarely Available Four Storey Townhouse
- Four Double Bedrooms
- Fifth Bedroom / Study
- Single Garage And Allocated Parking Space
- Kitchen / Breakfast Room
- City Centre Location
- Three Bathrooms, Including Two Ensuites
- Utility Room And Separate Cloakroom
- Private Rear Garden
- Two Spacious Reception Rooms

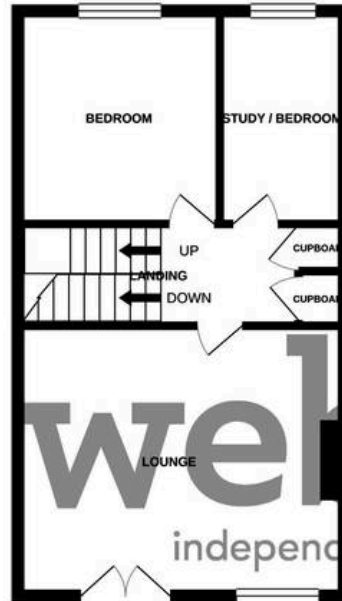




GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



3RD FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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