



4 Bedroom Detached House
152 Plumstead Road East
Norwich, NR7 9NG

Sefftons
ESTATE & LETTING AGENTS

£425,000
www.sefftons.co.uk



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Built in just 2015 by Badger Building, this EXECUTIVE, DETACHED HOME boasts IMMACULATELY PRESENTED accommodation over two floors with a CONTEMPORARY FINISH throughout. Boasting two reception rooms and a master bedroom with an ensuite, this would make an IDEAL FAMILY HOME.

THE PROPERTY

The front door opens to the inviting central entrance hall, with a door to the full depth living room to the left, with bay window to the front and French doors to the rear leading out to the gardens.

To the right is the high specification kitchen, featuring an integrated oven, hob, dishwasher and fridge freezer for a sleek finish. Towards the rear of the property is the dining room- a fantastic hosting space with views over the rear garden.

Up on the first floor are four well proportioned bedrooms, one with a contemporary ensuite shower room, whilst the remaining bedrooms utilise the family bathroom suite.

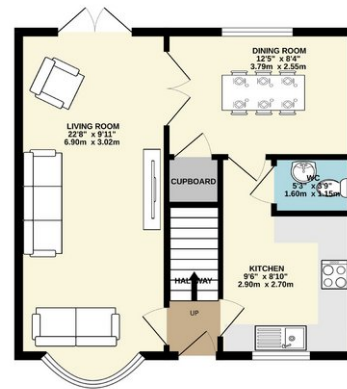
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

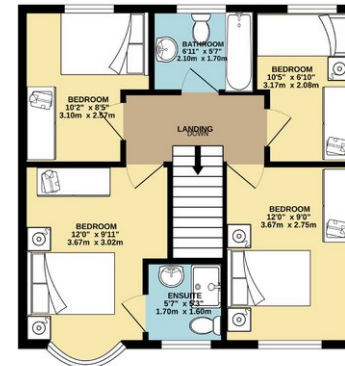
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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