



Kenneth Mckee Plain | Norwich | NR2 2TH
Guide Price £450,000



APPROX. GROSS INTERNAL FLOOR AREA 1496 SQ FT / 139 SQ M
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE



- Unique Over Archway Townhouse
- Four Double Bedrooms
- Fifth Bedroom / Study
- Utility Room
- Cloakroom
- Garage And Off Street Parking
- Private Rear Garden
- Spacious Kitchen / Breakfast Room
- Highly Sought After Location

Websters Estate Agents are delighted to offer this unique and well maintained townhouse that is set over an archway and is set in the heart of the highly coveted Golden Triangle within the Fellows Plain Development. The property comes with ample storage, off street parking and a garage. In brief, the property comprises; bedroom / study, cloakroom, utility room, sitting room, kitchen / breakfast room, four double bedrooms, two ensuite shower rooms, family bathroom and private rear garden.



For further info or to arrange a viewing call 01603 670646 or email enquiries@webstersofnorwich.co.uk

Websters Estate Agents | 141 Unthank Road, Norwich, NR2 2PE | webstersofnorwich.co.uk

For further info or to arrange a viewing call 01603 670646 or email enquiries@webstersofnorwich.co.uk

Websters Estate Agents | 141 Unthank Road, Norwich, NR2 2PE | webstersofnorwich.co.uk

Websters Estate Agents are delighted to offer this unique and well maintained townhouse that is set over an archway and is set in the heart of the highly coveted Golden Triangle within the Fellows Plain Development. The property comes with ample storage, off street parking and a garage. In brief, the property comprises; bedroom / study, cloakroom, utility room, sitting room, kitchen / breakfast room, four double bedrooms, two ensuite shower rooms, family bathroom and private rear garden.

ENTRANCE HALL Solid front door, access to garage, utility room, bedroom five / study and cloakroom, under stairs storage. Karndean flooring, cornicing, ceiling rose, radiator and carpeted stairs leading to the first floor.

CLOAKROOM Low set WC, corner wall mounted hand wash basin with tiled splash back, extractor fan, Karndean flooring, radiator and coving.

UTILITY ROOM Range of base units with laminate work tops, inset stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, wall mounted boiler, tiled splash back, obscure uPVC double glazed door to the rear garden, extractor fan, Karndean flooring and coving.

BEDROOM 5 / STUDY 11' 1" x 8' 4" (3.40m x 2.55m) Also used as a Garden Room, uPVC double glazed double doors to the rear garden, large fitted storage, Karndean flooring, radiator and coving.

LANDING Doors to lounge, kitchen / breakfast room and two bedrooms, built in storage cupboard, floor laid to carpet, radiator, coving and carpeted stairs to the second floor.

SITTING ROOM 15' 5" x 14' 0" (4.71m max x 4.29m max) UPVC double glazed double doors to the Juliet balcony, further uPVC double glazed window to the front aspect, floor laid to carpet, coving and a radiator.

KITCHEN/BREAKFAST ROOM 15' 5" x 11' 1" (4.71m x 3.40m) Comprising a range of wall and base units with laminate work tops and breakfast bar, integrated double electric oven with gas hob and extractor hood over, space and plumbing for dishwasher, inset stainless steel sink with mixer tap and drainer, tiled splash back, two uPVC double glazed windows to the rear aspect, Karndean flooring, coving and a radiator.

BEDROOM 2 14' 9" x 11' 6" (4.50m x 3.53m) Double bedroom with a uPVC double glazed window to the front aspect, large fitted wardrobe, floor laid to carpet, coving and a radiator. Door to:

ENSUITE Corner shower with tiled backing and folding door, low set WC, pedestal hand wash basin with tiled splash back, extractor fan, obscure uPVC double glazed window to the front aspect, laminate flooring, radiator and coving.

BEDROOM 4 11' 3" x 8' 11" (3.44m x 2.74m) Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet, radiator and coving.

SECOND FLOOR LANDING Doors to two remaining bedrooms and bathroom, airing cupboard, loft hatch and floor laid to carpet.

BEDROOM 1 13' 5" x 9' 11" (4.10m x 3.03m) Double bedroom with two double fitted wardrobes, two uPVC double glazed windows to the front aspect, floor laid to carpet, radiator and coving. Door to:

ENSUITE Enclosed shower with tiled backing and sliding door, low set WC, pedestal hand wash basin with tiled splash back, laminate flooring, extractor fan, radiator and coving.

BEDROOM 3 11' 2" x 8' 6" (3.42m x 2.61m) Double bedroom with large fitted wardrobe, uPVC double glazed window to the rear aspect, floor laid to carpet, radiator and coving.

BATHROOM Panel bath with shower over and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, obscure uPVC double glazed window to the rear aspect, laminate flooring, extractor fan, radiator and coving.

OUTSIDE The enclosed rear garden is mainly laid to lawn with a patio alfresco area leading off from the back of the house. There is also a pathway leading to the gated access at the far end of the garden and partial shrub borders. To the front is an allocated parking space in front of the garage and a young tree.

GARAGE 17' 0" x 8' 4" (5.20m x 2.55m) Up and over door with power and lighting.

