



Nelson Drive | Norwich | NR13 5FL

Guide Price £325,000

twgaze

# Nelson Drive | Norwich | NR13 5FL Guide Price £325,000

Price Guide £325,000 - £350,000 .

Offered with no onward chain - Nestled within a popular small development in the heart of Little Plumstead, this stunning four-bedroom, three-storey home offers spacious and versatile living in one of Norfolk's most desirable village locations. With garage, off road parking and private garden.

- Price Guide £325,000 - £350,000
- Offered with no onward chain
- Four bedroom
- Three story house
- Remodeled kitchen/diner
- Main bedroom with en suite
- Three bathroom and separate W.C
- Garage and ample parking
- Private rear garden
- Immaculately presented

## The Location

Located on a popular development in the village of Little Plumstead with good access links to Norwich. Little Plumstead offers a Norfolk Village feel with a sought after School and scenic walks and cycle routes.





### The Property

A beautifully presented and spacious four-bedroom, three-storey family home offering flexible living accommodation throughout. The ground floor features a welcoming entrance hall, ground floor W.C, a stylish lounge with a custom entertainment wall, and a recently remodeled kitchen/diner with Black-framed windows and oversized double doors perfectly picture framing a beautifully landscaped rear garden. The first floor comprises the main bedroom with en suite shower room, a further double bedroom, and a contemporary family bathroom. The second floor offers two additional double bedrooms and a modern shower room, providing ideal space for family living, guests, or home working. This versatile home is perfect for growing families seeking comfort, style, and convenience across three well-designed levels.

### The Outside

To the front of the property, there is a garage and off-road parking providing ample spaces for three vehicles, along with a well-presented front garden. To the rear, the property boasts a fully enclosed and private garden, complete with a patio and seating area – ideal for outdoor dining, entertaining, or simply relaxing in a peaceful setting.

### Freehold

### Services

Mains water and drainage, gas central heating and mains electric.

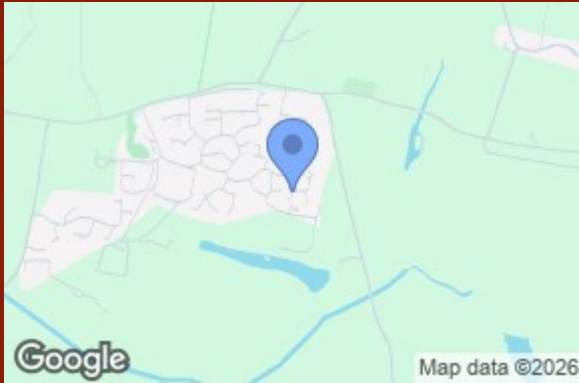
### How to get there

what3words /// client.drag.caked

### Viewing Strictly by appointment

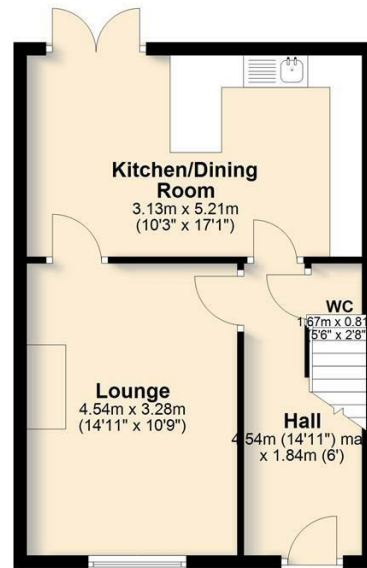
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.



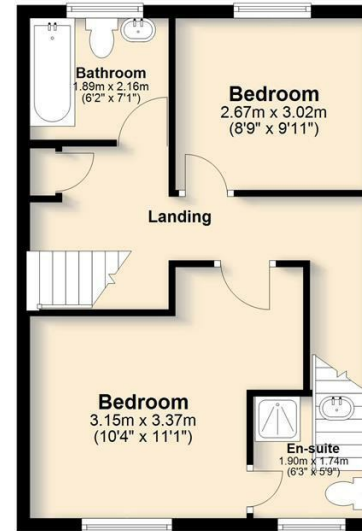
### Ground Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



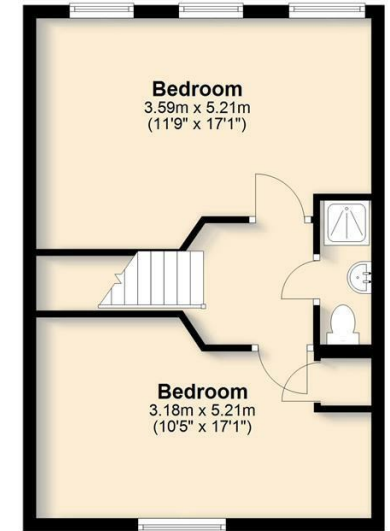
### First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



### Second Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 121.8 sq. metres (1311.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		80	84
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

33 Market Street  
Wymondham  
Norfolk  
NR18 0AJ  
01953 423 188  
info@twgaze.co.uk