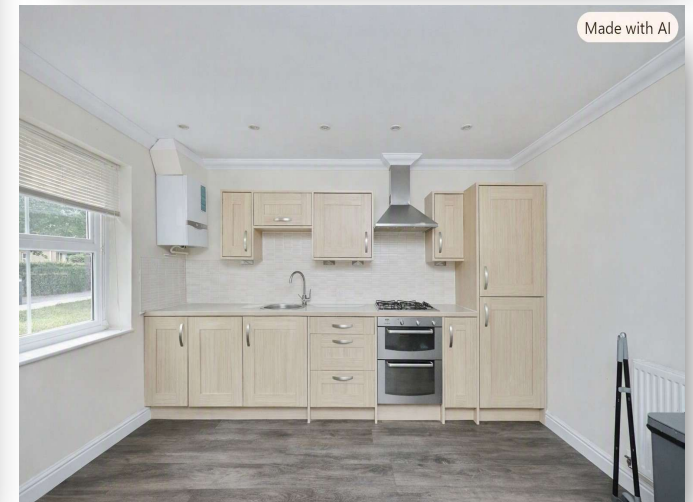
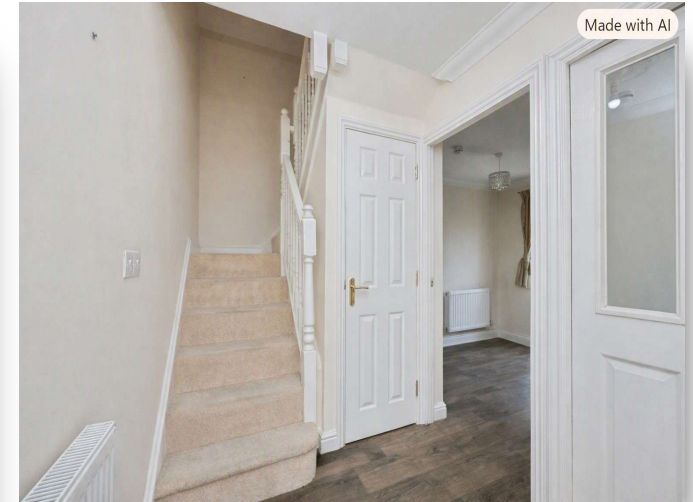


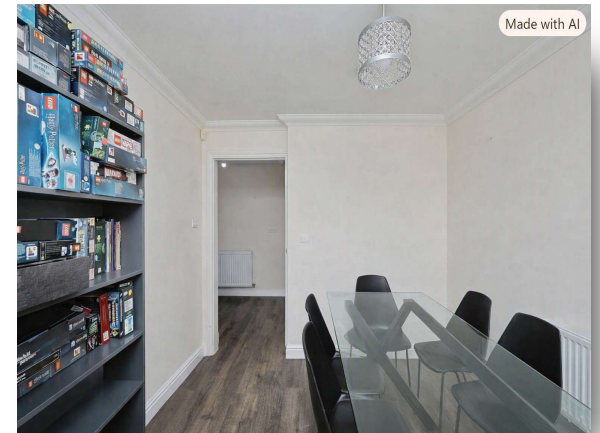
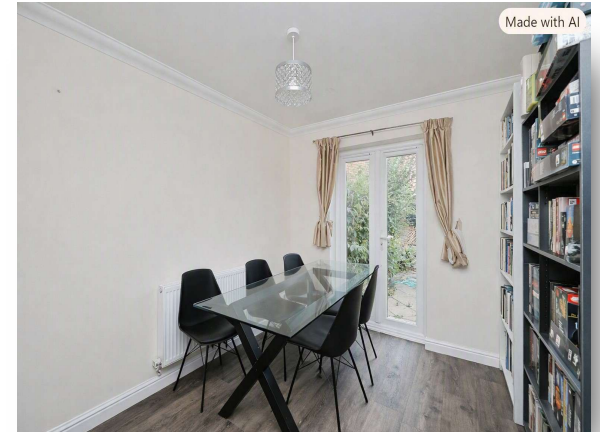


Phillipa Flowerday Plain,Norwich NR2 2TA

welcome to

Phillipa Flowerday Plain, Norwich

Prime five-bedroom family home in the heart of Norwich's coveted Golden Triangle. Set within the stylish Fellows Plain development on the Old Hospital site, this four-storey property enjoys superb links to Unthank Road, the city centre, UEA and the Norfolk & Norwich Hospital.





view this property online williamhbrown.co.uk/Property/UNR107187



welcome to

Phillipa Flowerday Plain, Norwich

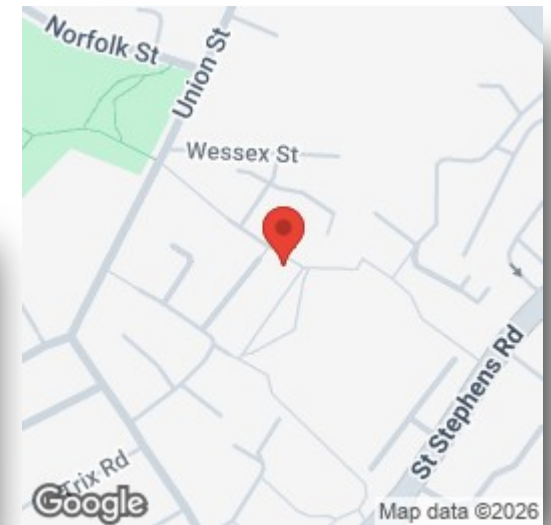
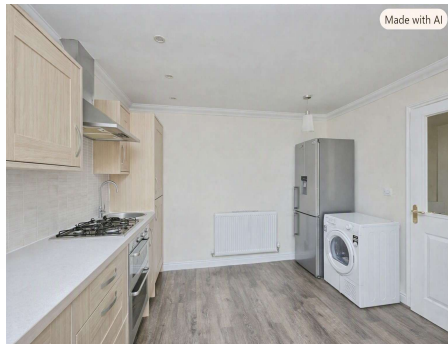
- Part of the contemporary Fellowes Plain development on the historic Old Hospital site
- Premium location in Norwich's Golden Triangle, walking distance to Unthank Road amenities
- Four-storey, five-bedroom layout with three en-suite bathrooms and a separate study/bedroom
- Modern kitchen/breakfast room + dedicated dining room
- Easy links to city centre, UEA, Norfolk & Norwich University Hospital and Eaton Park

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£595,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR107187



Property Ref:
UNR107187 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk