



Old Hall Road, Little Plumstead, Norwich

Guide Price £275,000 Freehold

Energy Efficiency Rating : B

- ✓ Landscaped Corner Plot
- ✓ Tandem Driveway
- ✓ Ground Floor Underfloor Heating
- ✓ Bay-Sided Sitting Room
- ✓ 17' Dual Aspect Kitchen/Dining Room
- ✓ Three Bedrooms with Wardrobes
- ✓ South Facing Gardens
- ✓ Remaining NHBC Warranty

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



This FORMER SHOW HOME offers PANORAMIC VIEWS across the adjacent GREEN SPACE, whilst being presented in IMMACULATE CONDITION. Built in 2017, and with a remaining NHBC WARRANTY, the property occupies a FANTASTIC LANDSCAPED corner plot, with a TANDEM DRIVEWAY to the rear. Once inside, you can appreciate the EXTRA QUALITY which has been included within this home, with UNDERFLOOR HEATING to the ground floor, with the ENTRANCE HALL offering KARNDEAN FLOORING which runs into the CLOAKROOM and 17' KITCHEN/DINING ROOM. With DUAL ASPECT WINDOWS and FRENCH DOORS to the rear, the kitchen offers EXTENSIVE STORAGE and integrated appliances. Double doors lead into the DUAL ASPECT and BAY-SIDED sitting room. The first floor offers THREE GREAT BEDROOMS - all with WARDROBES, including the main bedroom with EN SUITE and further FAMILY BATHROOM. With SOUTH FACING GARDENS and a PRIVATE NON-OVERLOOKED REAR ASPECT, the property arguably enjoys one of the BEST PLOTS on the development.

LOCATION

The Village of Little Plumstead is located within eight miles of the Cathedral City of Norwich and offers great access via the A47 to both Norwich and Great Yarmouth. The village itself offers both pre school and primary schools along with a variety of amenities located close by in the village of Blofield Heath including shops with a Post Office, Church and pubs. A short drive provides access to the Broads of Salhouse, Ranworth and Brundall and the associated leisure activities.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 5FA), but to help... Leave Norwich via the A47 and follow the road passing the turning for the 'Postwick hub' taking the slip road signposted Witton Green/Great Plumstead. Follow this road into the village of Great Plumstead turning right onto Water Lane and continue along until the turning

for Old Hall Road can be found on your right. Follow the road to the right, passing the school, and to the left, where the property can be found on your right hand side, indicated by our For Sale board.

Occupying a corner plot, sweeping lawned gardens can be found to the front and side of the property with a hard standing footpath leading to the main entrance door, and a tandem driveway located to the rear of the garden. A range of mature planting can be found with open views across the adjacent green space.

Obscure double glazed entrance door to:

ENTRANCE HALL

Kamdean wood effect flooring with under floor heating, stairs to first floor landing with storage cupboard under, thermostat heating control, smooth coved ceiling, doors to:

CLOAKROOM

Modern white two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, continued Kamdean wood effect flooring with underfloor heating, heated towel rail, uPVC obscure double glazed window to front, smooth coved ceiling.

SITTING ROOM

16' x 10' (4.88m x 3.05m) With a feature walk-in bay window to side offering views across the adjacent green space, the sitting room is finished with fitted carpet with underfloor heating, uPVC double glazed window to front, uPVC double glazed bay window to side, television and telephone points, cupboard housing electric fuse box, thermostat heating control, smooth coved ceiling, double doors to:

KITCHEN/DINING ROOM

17' 5" x 11' 5" (5.31m x 3.48m) Modern fitted range of wall and base level units with square edge work surfaces, and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, continued Karndean wood effect flooring with underfloor heating, integrated fridge freezer and dishwasher, space for washing machine, uPVC double glazed window to side and rear, uPVC double glazed French doors and full height windows to rear garden, television point, thermostat heating control, door to entrance hall, smooth covered ceiling with recessed spotlighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard housing wall mounted gas fired central heating boiler, smooth covered ceiling with loft access hatch, doors to:

BEDROOM

9' 5" x 6' 7" (2.87m x 2.01m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe, television and telephone points, smooth covered ceiling.

DOUBLE BEDROOM

13' 10" x 10' 7" Max. (4.22m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, television and telephone points, smooth covered ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, fitted

carpet, heated towel rail, uPVC obscure double glazed window to side, wall mounted vanity mirror with lighting, smooth covered ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

10' 8" x 10' 8" Max. (3.25m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, television and telephone points, smooth covered ceiling.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, fitted carpet, heated towel rail, uPVC obscure double glazed window to front, shaver point, smooth covered ceiling with recessed spotlighting and extractor fan.

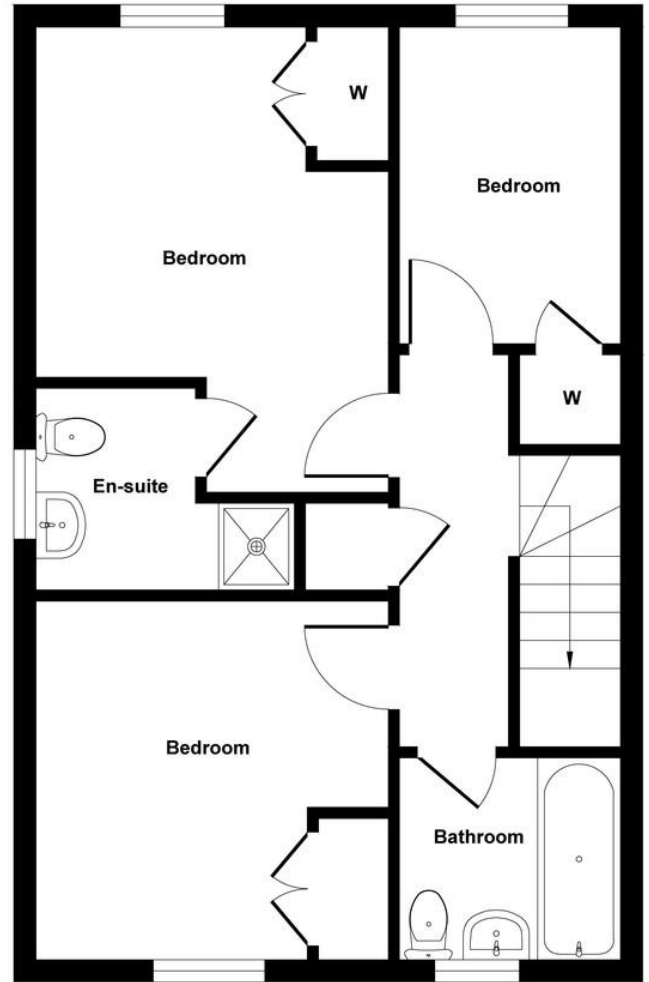
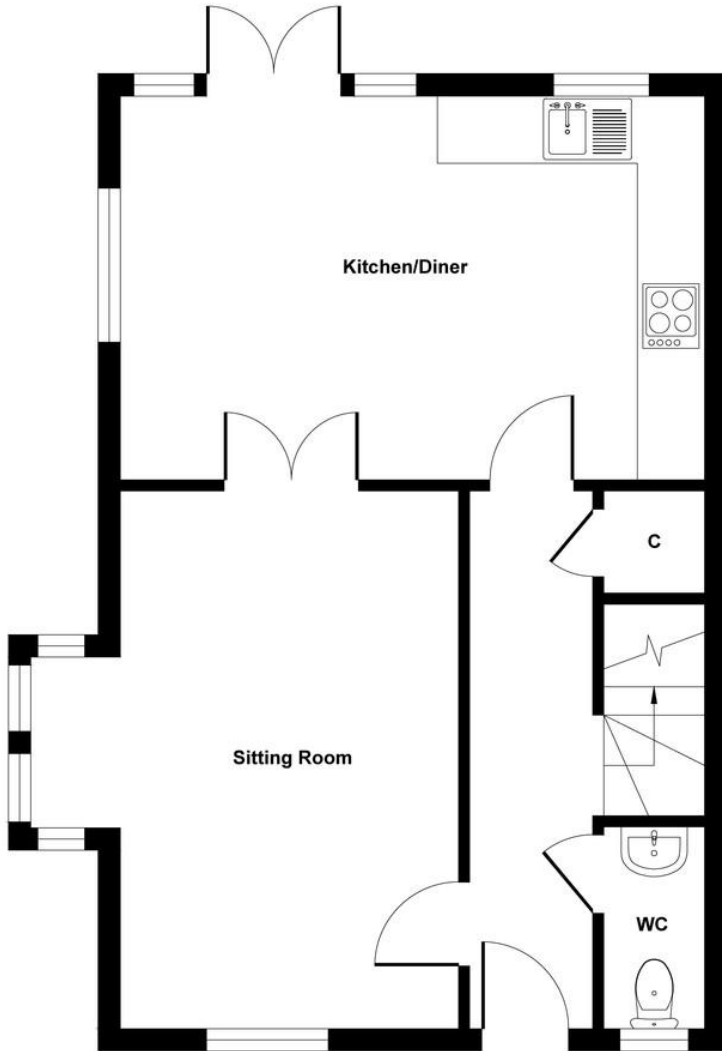
OUTSIDE REAR

Offering a fully enclosed lawned rear garden benefiting from a south facing aspect, the garden is enclosed with timber panelled fencing with a rear access gate. A patio area extends from the French doors in the kitchen with a hard standing footpath leading to the rear access. A useful timber built storage shed can be found with a range of mature planting within the bark chipping edged borders.

PARKING

Parking is provided for two vehicles to the rear of the property.





Ground Floor
 Approximate Floor Area
 497 sq. ft
 (46.17 sq. m)

First Floor
 Approximate Floor Area
 483 sq. ft
 (44.87 sq. m)

Approx. Gross Internal Floor Area 980 sq. ft / 91.04 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements