

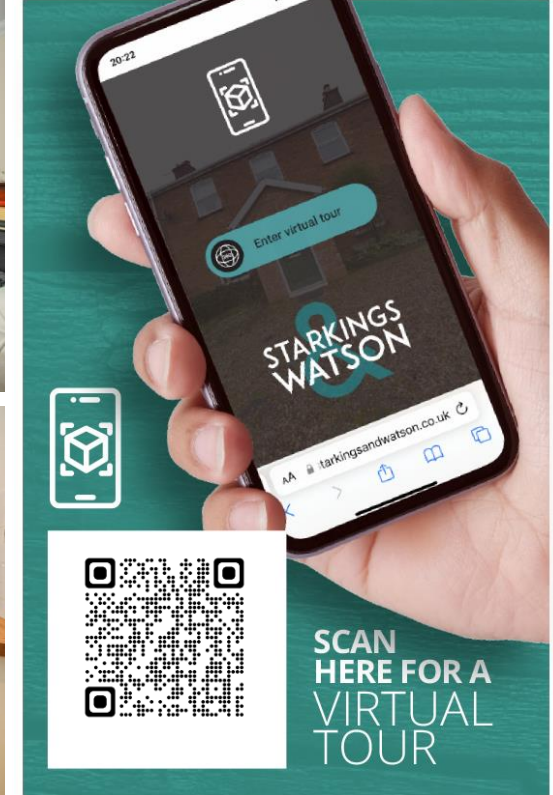
PENRICE ROAD

Little Plumstead, Norwich NR13 5FP

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



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- Motivated Vendor!
- Semi-Detached Home
- 2020 Built New Build
- Countryside Walks Close By
- Kitchen/Dining Room
- Three Bedrooms
- Gardens to Side & Rear
- Off Road Parking

FINISHED IN 2020 and a remaining 10 YEARS NHBC warranty, this property since purchased by the vendor has had some UPGRADES and ALTERATIONS that BENEFIT the property. One of the main changes is the EXTENSION OF THE GARDENS that has allowed for a TIMBER BUILT STORAGE SHED to be placed in the garden and GATED ACCESS to the front. PARKING is provided adjacent to the property with a small garden that could be altered into FURTHER PARKING if required. The main accommodation has UNDER FLOOR HEATING to the ground floor, whilst comprising entrance hall, KITCHEN/BREAKFAST ROOM, cloakroom, and SITTING/DINING ROOM with BI-FOLDING DOORS to the rear. The first floor offers THREE BEDROOMS of which the MASTER IS EN SUITE and a further FAMILY BATHROOM.

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 5FP), 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 Penrice Road is on the right hand side. Take the turning and follow until the property can be found on the left hand side down a small close servicing just 4 properties.

The property is approached via a hard standing pathway providing access to the main house. Adjacent is a brick weave driveway for one vehicle and a lawned garden which could be converted to further parking if required (stp). There is then gated access leading to the rear garden.

Composite entrance door to:

ENTRANCE HALL

Vinyl flooring with underfloor heating and control, stairs to first floor landing with built-in under stairs storage cupboard, smooth coved ceiling, doors to:

CLOAKROOM

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, vinyl flooring with underfloor heating and control, chrome heated towel rail, uPVC obscure double glazed window to side, coved ceiling.

KITCHEN/DINING ROOM

15' 11" x 8' 3" (4.85m x 2.51m) A fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob and built-in electric cooker with extractor fan, integrated dishwasher, washing machine and fridge freezer, vinyl flooring with under floor heating and control, space for dining table, uPVC double glazed window to front, smooth coved ceiling.

SITTING ROOM

15' 6" x 10' 4" (4.72m x 3.15m) Fitted carpet with underfloor heating and control, television point, double glazed bi-folding doors to rear garden, smooth coved ceiling.



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Brundall Office on **01603 336556**



STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in over stairs storage cupboard, uPVC double glazed window to side, smooth coved ceiling, doors to:

BEDROOM

10' 7" x 6' 6" (3.23m x 1.98m) Fitted carpet, radiator, television point, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

13' 9" x 8' 9" (4.19m x 2.67m) Fitted carpet, radiator, television point, uPVC double glazed window to rear, built-in double wardrobe, door to:

EN SUITE SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs, vinyl flooring, chrome heated towel rail, smooth coved ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

9' 8" x 8' 9" (2.95m x 2.67m) Fitted carpet, radiator, television point, uPVC double glazed window to front, smooth coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, chrome heated towel rail, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlighting and extractor fan.

OUTSIDE REAR

Leaving the property via the sitting room bi-folding doors, is a fully enclosed rear garden enclosed by timber panelled fencing. There is a brick weave patio to one corner and a timber storage shed and gated access to the front and parking.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

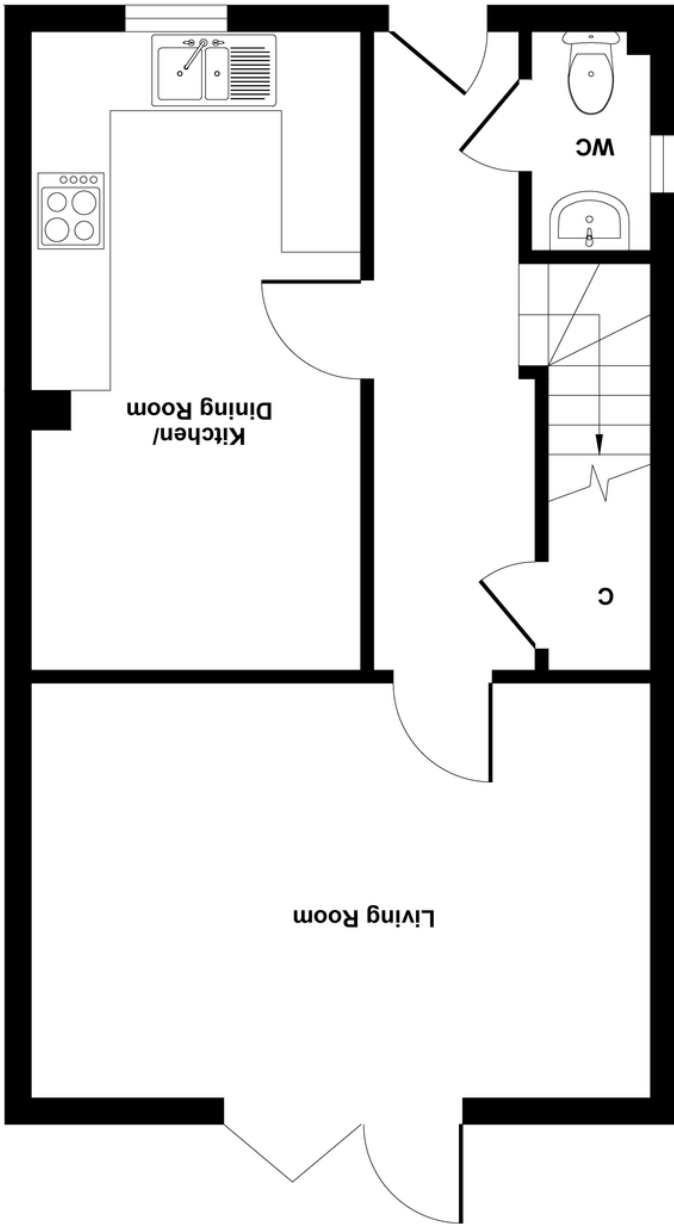
Price:



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Ground Floor
Approximate Floor Area
423 sq. ft



First Floor
Approximate Floor Area
423 sq. ft
Approx. Gross Internal Floor Area 846 sq. ft

