

POST OFFICE ROAD

Little Plumstead, Norwich NR13 5AD

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain
- Detached Bungalow
- South Facing Gardens
- Spacious Sitting Room
- Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Private Gardens & Field Views to Front
- Garage & Tandem Driveway

No Chain. Tucked away in the RURAL VILLAGE of LITTLE PLUMSTEAD with FIELD VIEWS to front, this HOMELY detached BUNGALOW offers a BRIGHT and SUNNY ASPECT with SOUTH FACING GARDENS. The perfect RURAL RETREAT, the property is well positioned for access to local amenities in the neighbouring village of Blofield Heath, whilst being close to the A47 and NDR for access to Norwich and Great Yarmouth. Internally, the property has been well maintained, and offers a useful PORCH and HALL ENTRANCE. The KITCHEN has ample space for a TABLE, and takes in those front facing field views. The TWO DOUBLE BEDROOMS offer great proportions, with WARDROBES to the main bedroom, whilst the family bathroom is opposite. The SITTING ROOM spans the width of the bungalow, with PATIO DOORS leading to the raised patio and well stocked private GARDEN.

LOCATION

The Village of Little Plumstead is located within 8 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 including Church and pubs, with shops including Post Office located close by in the Village of Blofield Heath. A short drive provides access to the Broads of Salhouse, Ranworth and Brundall and their associated

leisure activities.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 5AD), but to help you...Leave Norwich via Ketts Hill/Plumstead Road heading towards Thorpe End. Continue along this road onto Norwich Road, turning right onto Salhouse Road. Continue along, turning left onto Post Office Road, where the property can be found on your right hand side.

The property is approached by a well maintained front garden with four raised beds which are ideal for growing your own, whilst a tandem gravel driveway leads to the main entrance and garage.

Entrance door to:

ENTRANCE PORCH

Fitted carpet, smooth ceiling, doors to:

ENTRANCE HALL

Tiled flooring, radiator, telephone point, built-in airing cupboard, coved ceiling, doors to:

KITCHEN/DINING ROOM

12' 0" x 11' 2" (3.66m x 3.4m) 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, space for electric or gas cooker and extractor fan over, space for fridge/freezer, space for dishwasher, space for washing machine, space for dining table, tiled flooring, radiator, double glazed window to front, double glazed window to side, electric fuse box, cupboard housing wall mounted gas fired central heating boiler, coved ceiling.



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DOUBLE BEDROOM

12' 9" x 10' 11" (3.89m x 3.33m) Fitted carpet, double glazed window to front, television point, range of built-in bedroom furniture, coved ceiling.

DOUBLE BEDROOM

12' 1" x 10' 11" Max (3.68m x 3.33m) Fitted carpet, radiator, double glazed window to side, television point, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, tiled walls, tiled flooring, radiator, obscure double glazed window to side.

SITTING ROOM

22' 7" x 10' 11" (6.88m x 3.33m) Feature fire place, fitted carpet, radiator, obscure double glazed window to side x2, double glazed door to rear, television point, coved ceiling.

OUTSIDE

Outside you will find a south facing private and tranquil garden which has been designed with low maintenance in mind. The raised patio leads from the sitting room, with a central lawned expanse, with an apple tree and further planting.

GARAGE

21' 8" x 9' 5" (6.6m x 2.87m) Double doors to front, window to side, window to rear x3, door to side, power and lighting.

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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Approx. Gross Internal Floor Area 822 sq. ft / 76.36 sq. m

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(76.36 sq. m)

Approximate Floor Area

Floor Plan

