

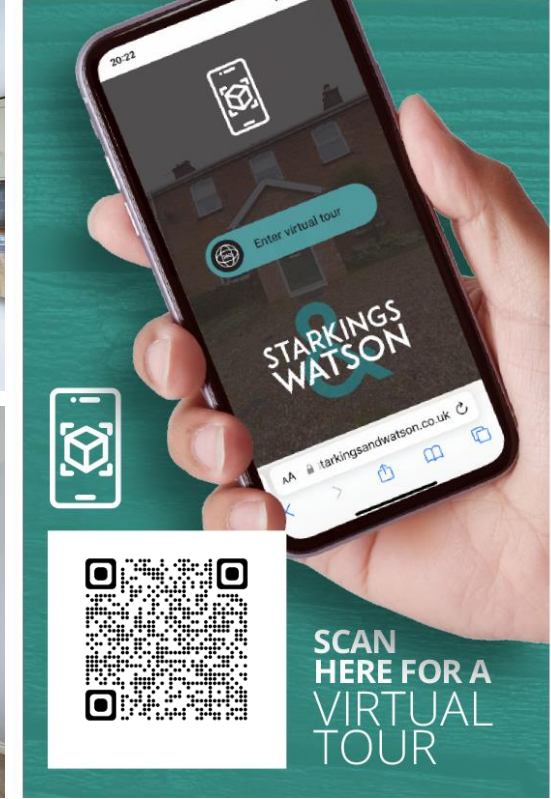
BEECH DRIVE

# Little Plumstead, Norwich NR13 5FJ

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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- Semi-Detached Home
- Sought After Location
- Sitting Room with French Doors
- Kitchen/Breakfast Room
- Bathroom, En-suite & W/C
- Three Bedrooms
- Generous Gardens to Rear
- Garage and Parking to Front

### IN SUMMARY

A FAMILY HOME presented in IMMACULATE ORDER occupying a plot which is LARGER THAN AVERAGE given the tucked away position. The property is in WALKING DISTANCE to the LITTLE PLUMSTEAD SCHOOL and only a SHORT DRIVE FROM NORWICH or the NORFOLK COASTLINE. The OPEN PLAN kitchen/dining room has INTEGRATED APPLIANCES and space for dining table with a window and door to the rear garden. The remaining accommodation at ground level includes a cloakroom and SITTING ROOM with DUAL ASPECT. The stairs then lead to the first floor landing with THREE BEDROOMS leading from the landing of which the main bedroom has an EN SUITE SHOWER ROOM and there is a FAMILY BATHROOM. The gardens are LAID TO LAWN with a PATIO and a uPVC door to the garage and frontage.

### SETTING THE SCENE

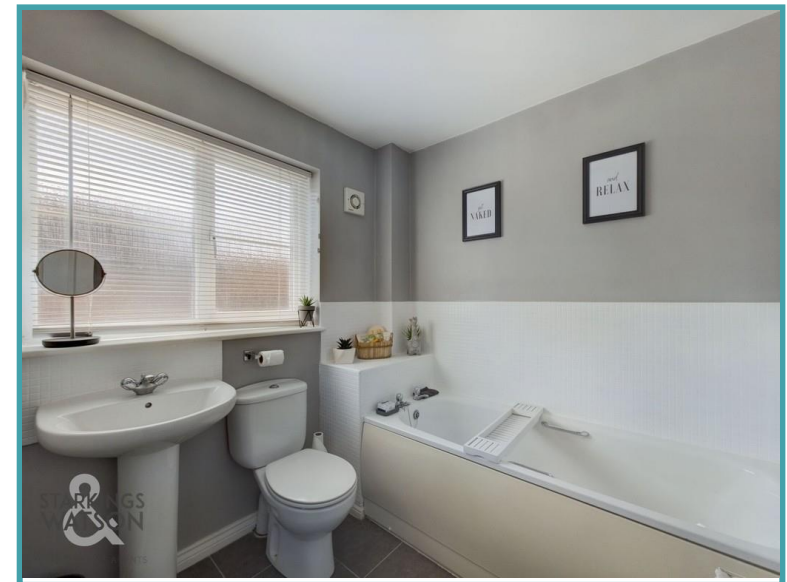
Tucked away on Beech Drive, the property is approached by a brickweave drive and pathway. There is access provided to the garage which has an electric roller door, and the main property. To front

there is a shingle garden with mature plantings.

### THE GRAND TOUR

As you step inside, the entrance hall provides access to all ground floor accommodation which includes a cloakroom, kitchen/dining room and sitting room. There are also stairs which lead to the first floor. To the left, a cloakroom can be found with a low-level WC and a hand wash basin set within a vanity unit with storage cupboard under and a mixer tap over. The kitchen/dining room has wall and base level units, integrated cooking appliances and white goods with space provided for installation of an island or a dining table. There is a UPVC double glazed window over the sink and a composite door leading to the rear garden. The sitting room within this wonderful home runs the full depth of the house with French doors leading to the rear garden and enough space that you can change the layout of the room with the seasons. As you reach the top of the stairs, the landing has a window facing to front for added light access to all three bedrooms and a family bathroom. The only room not accessed from the landing is the ensuite shower room which is accessed from the main bedroom which also has built-in wardrobes. The remaining bedrooms have fitted carpet under foot, and the family bathroom has a three-piece suite, including a bath.

### THE GREAT OUTDOORS



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Given the layout of the property and adjoining garage, the plot that comes with his home is larger than expected. Stepping out of the French doors from the sitting room, there is a patio which extends from the main property to the rear boundary providing an entertaining space ideal for alfresco dining. This opens to a lawn and garden, which has a slated shingle area to one corner ready for potted plantings.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR13 5FJ

What3Words : ///remove.owner.chair

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property has a service charge payable for communal maintenance of the development. Information to follow.

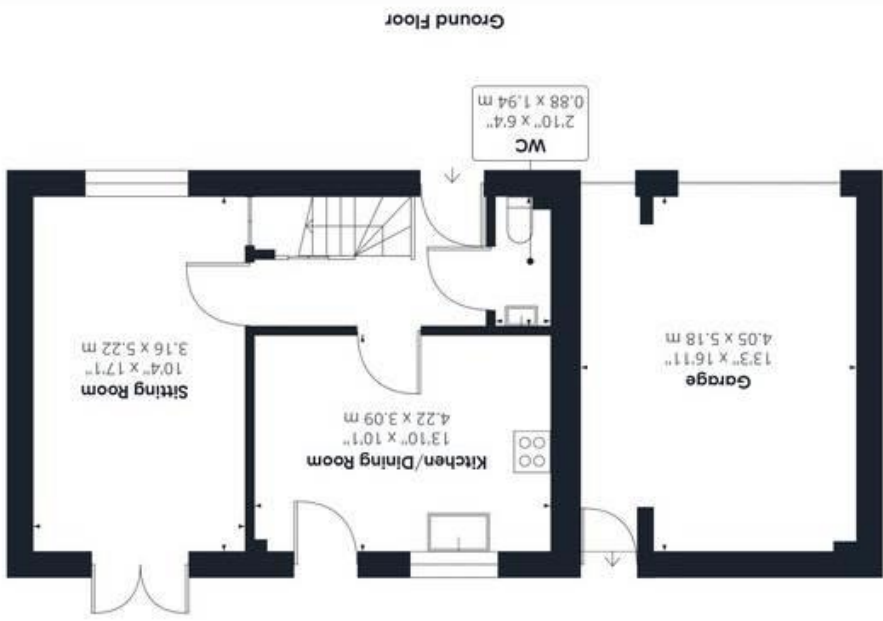
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 1028.60 ft<sup>2</sup>  
 95.56 m<sup>2</sup>

