



Gable End

Middle Road, Great Plumstead, Norwich, Norfolk, NR13 5EG

BROWN & CO



Gable End, Middle Road, Great Plumstead, Norwich, Norfolk, NR13 5EG

A highly impressive contemporary property in a prime rural location.

£795,000



DESCRIPTION

Gable End is a wonderfully appointed detached bungalow situated across a superb plot in the rural village of Great Plumstead, to the north of Norwich. Constructed of rendered brick elevations under a pitched pantile roof, the property was acquired in 2015 with a meticulous plan to extend and improve the accommodation from what was a relatively tired dwelling. The current owners have created an incredible, contemporary home which incorporates the garden area beautifully and will be of great interest to buyers keen to secure a property which is ready for immediate occupation.

Gable End is approached into a wide and welcoming entrance hall providing access into the inner hall which serves the bedroom accommodation, family bathroom, kitchen breakfast room and the sitting room. The principal rooms are well appointed with tiling throughout providing a light and clean feel. The sitting room is a striking space with brushed gold coving and led lighting fitted within and surrounding the ceiling space. Of particular note is the kitchen breakfast room fitted with bi-fold doors providing access and delightful views out over the landscaped gardens. The bespoke kitchen area with central island and built in units benefit from a super range of integrated appliances which include a built-in coffee machine and wine fridge. Off the kitchen lies the 23'5" garage/gym with electric roller door. The garage/gym leads into a

spacious utility with plenty of storage and space for extensive white goods.

The bedroom accommodation is well arranged across the west façade of the bungalow. The principal bedroom is particularly special with its own bespoke dressing area fitted out with extensive rails and drawers. The hall for the principal bedroom flows into the most wonderful en-suite bathroom complete with a hidden shower and the bedroom itself enjoys its own private access into the gardens. There are two further bedrooms offered in immaculate order with their own en-suite shower rooms.

The property benefits from extensive lighting, CCTV, and a secure entry system to the property.

Gable End is approached off Middle Road into a large driveway with parking for a number of vehicles leading up the garage. The main gardens have been wonderfully landscaped and enjoy many points of interest. The terrace area is a sublime spot to entertain, being beautifully paved with two main seating areas. The pergola is fitted with fully weatherproof screens together with the option to close the roof louvres enabling any buyer to enjoy the accommodation in changing weather. The remaining gardens are mainly laid to lawn whilst being fully enclosed by panel fencing.

The whole is offered with no onward chain.

Services – Mains water, mains drainage, mains electricity. Gas central heating via LPG tank supply (not mains).

Acreage – 0.196 acres (stms).

Local authority – Broadland District Council.

LOCATION

Great Plumstead is situated to the east of Norwich and there is a church in the village. Access to the city of Norwich via the northern distributor route (NDR) and A47 trunk road is very good. This is an excellent opportunity to acquire a property in a popular residential area within easy reach of the Norfolk Broads and the centre of Norwich.

DIRECTIONS

Proceed out of Norwich on the Yarmouth Road which then merges with the Norwich southern bypass. Take the first exit on the A47 to Gt Plumstead and continue along the road, passing the church on the left. Continue into the village and on entering Middle Road, the property will be found on the right-hand side. There is a sign reading, Gable End outside the bungalow.

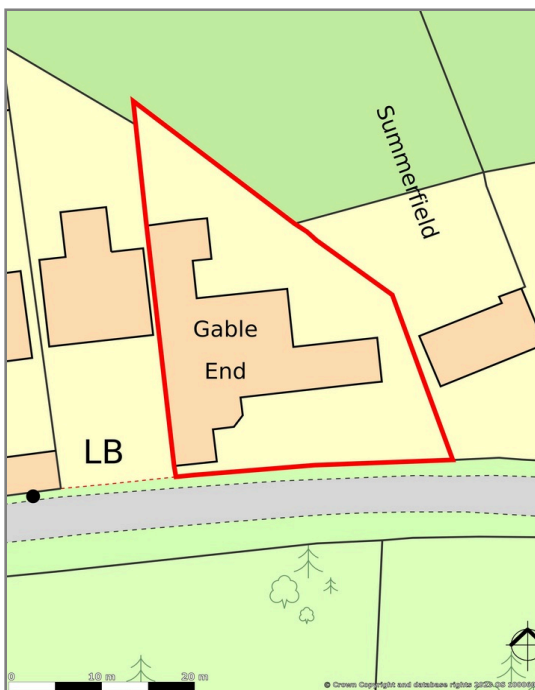


AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

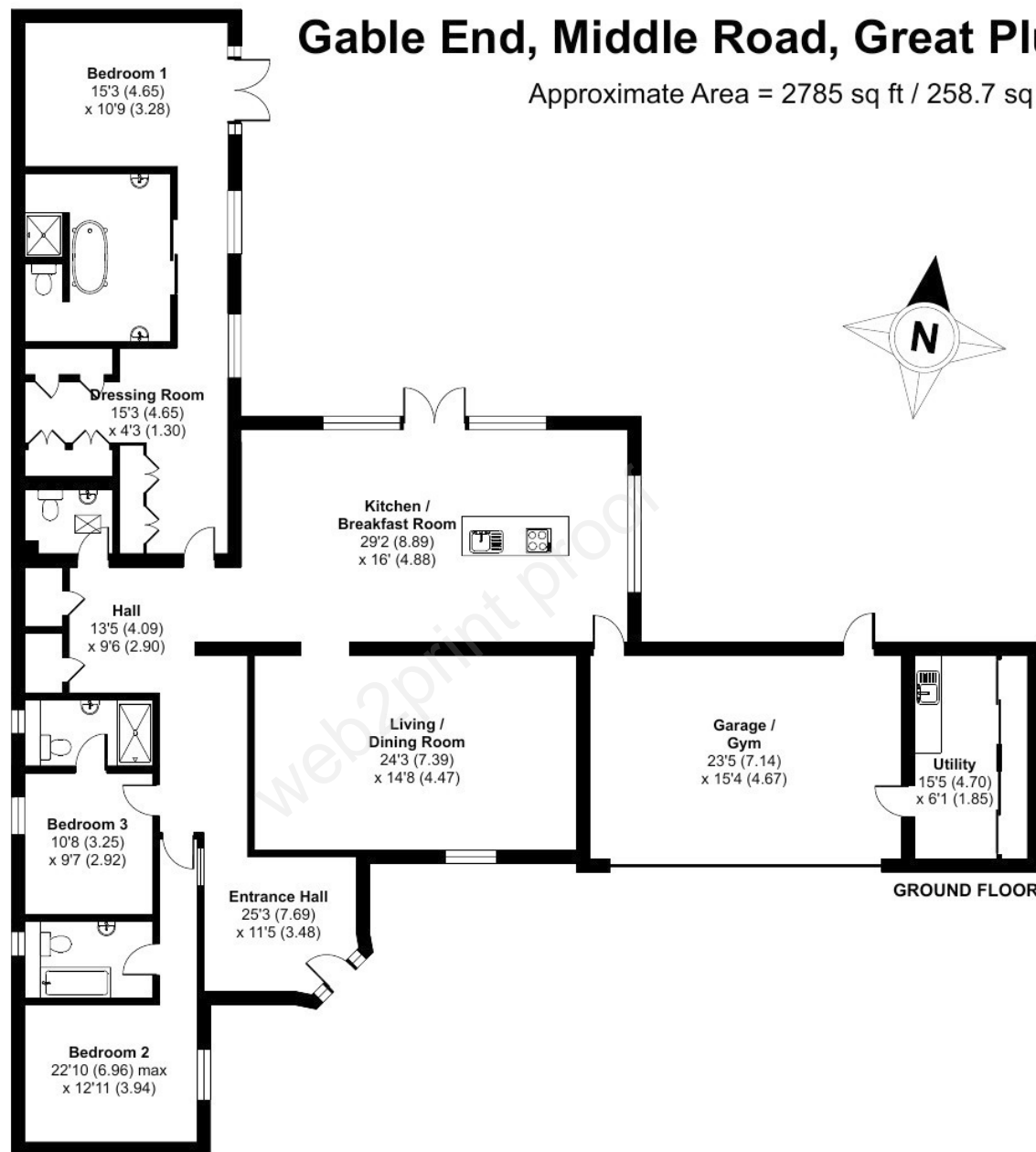
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	52 E	
21-38	F		
1-20	G		



Gable End, Middle Road, Great Plumstead, NR13

Approximate Area = 2785 sq ft / 258.7 sq m (includes garage / gym)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Brown & Co. REF: 1018151



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated August 2023. Ref. 050398

Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants