



45 Sandhole Lane
Little Plumstead | Norfolk | NR13 5HZ

FINE & COUNTRY

THE SUNNY SIDE OF LIFE



“Live your best life at this bright and welcoming family home! Tucked away on a quiet lane and backing onto fields, it sits in a wonderful position. As you approach, the frontage gives little indication of the space you’ll find within and it comes as a lovely surprise. Beautifully updated by the owners, this has been a much-loved family property and has been the place where many memories have been made. Now it could be your turn to enjoy all that it has to offer!”



KEY FEATURES

- An incredibly deceptive family home in a Village setting
- Views to the rear over open Fields/Farmland
- The generous accommodation includes Sitting Room, Kitchen & Utility Room
- Dining Room, Garden Room and Study, Four Bedrooms, Bathroom and En-Suite
- Outbuildings include purpose-built Home Office, Garage, Workshop/Family Room
- Total Accommodation extends to 1752sq.ft
- Energy Rating C

Much larger than it first appears, this is flexible living at its finest! For family life at every stage, this will meet every need and includes plenty of options if you work from home. With two outbuildings, plus a landscaped south-west-facing garden backing on to open fields, the outside space is equally impressive and makes the most of the setting. A real gem in a lovely location, within easy reach of Norwich, the coast and the Broads, book your viewing to this superb family home!

A Warm Welcome

When the current owners first came to view the property, they were blown away by the size of it inside and by the beautiful garden with stunning countryside views. They have raised their children here, enjoying plenty of parties, Christmas gatherings, birthday celebrations and more, and have found the property to work brilliantly at every stage. They have also upgraded and redecorated throughout most of the rooms, fitting new bath and shower rooms, improving the kitchen, replacing the conservatory and study roofs with tiles for year-round use, and more besides. The result is both attractive and impressive, comfortable and welcoming.

Ready To Meet Your Needs

The main sitting room is found at the heart of the ground floor, with windows to two sides, plus double doors to the dining room and sliding doors to the conservatory. The dining room in turn opens onto the conservatory and onto the useful utility, which in turn is open to the kitchen breakfast room. This circular layout means that you can open the ground floor right up when you're entertaining and can host a crowd in comfort. There is scope to open right up between the kitchen and utility, or between the dining and sitting rooms, so there's plenty of additional flexibility to suit many needs.





KEY FEATURES

The study is found off the conservatory, which means it's nicely tucked away from the rest of the living space, and you have a pretty outlook over the sunny garden while you're working, then you can close the door on your office at the end of the day and leave your work behind. Upstairs, all four bedrooms are a great size and the master has its own en-suite shower room, with the family bathroom having both bath and shower – perfect!

Green Surroundings

The conservatory is a favourite spot of the owners and it's easy to see the appeal! Insulated and with heating, you can use it all year round. Doors lead out to the south and the west, so it's wonderfully light and bright, with that lovely outlook down the lawn. Step out into the garden and you can soak up the sun on the patio, or open up either of the outbuildings. One has been built specifically to provide work-from-home space, so the owners can both work at home without disturbing each other, while the other is perfect for teens or for entertaining, with a DJ area, table tennis and a pool table.

The owners love having friends and family over and have made the most of the space out here, with parties in the garden being amongst their favourite memories. There's lots of room for children to play, and the sunsets are phenomenal. Little ones will love the playground down the road at the village hall, and you can walk to the highly-regarded village primary too. As the kids grow older, they can hop on a bus into Norwich, while you take a stroll to the popular pub down the road, which serves excellent food. You're only 10 minutes from the Broads, 15 minutes from Norwich and 20 minutes from the coast, so you'll be spoilt for choice when it comes to days out or leisure activities. The owners love the balance of convenience and countryside, with lovely dog walks on the doorstep too. You really can have the best of both worlds here.

























INFORMATION



On The Doorstep

Little Plumstead is a small village situated 6 miles to the east of Norwich and has some local amenities and a public house. Norwich is the regional centre and provides a comprehensive range of amenities within easy striking distance including excellent schooling and cultural facilities. Norwich also has a railway station with regular trains to London Liverpool Street and an International airport.

How Far Is It To?

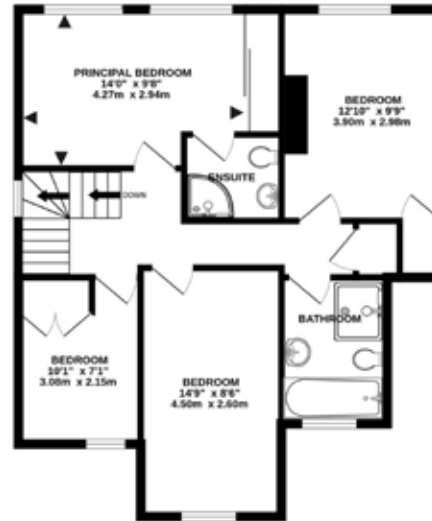
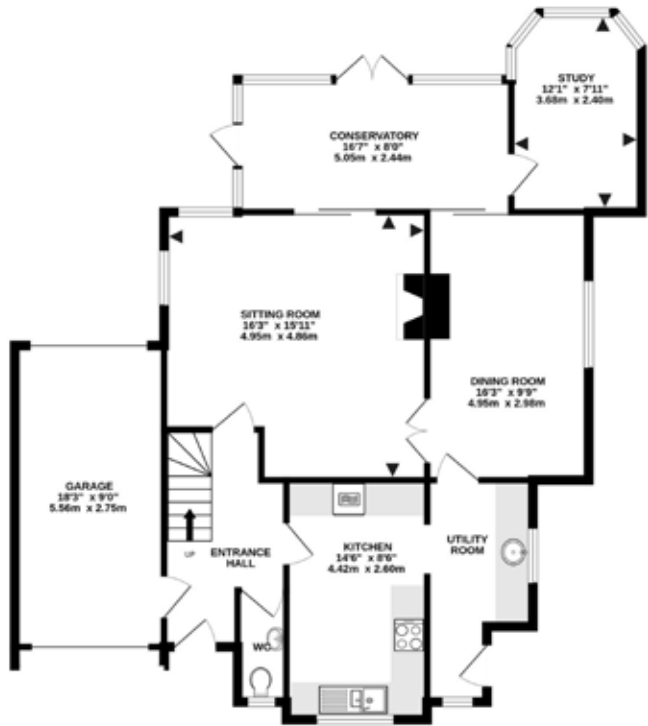
Wroxham 3.5 miles to the north is renowned as the heart of the Norfolk Broads and has wide range of amenities including sailing and boating, along with a good range of shopping and banking facilities. Wroxham also has its own railway station with regular trains to Norwich, with connecting trains to London Liverpool Street and in the other direction via the Bittern Line to the North Norfolk Coast.

Services, District Council and Tenure

GFCH, Mains - Water and Drainage
Broadland District Council
Council Tax Band C

Tenure

Freehold



Score	Energy rating	Current	Potential
82+	A		83 B
81-91	B		
69-80	C	70 C	
55-66	D		
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.

OUTBUILDINGS
405 sq.ft. (37.6 sq.m.) approx.

MAIN HOUSE
TOTAL FLOOR AREA : 1752sq.ft. (162.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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