

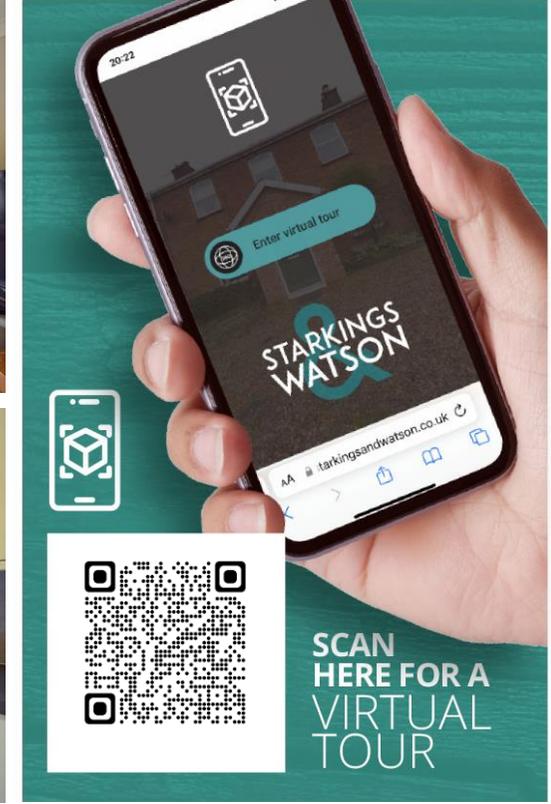
MACMILLAN WAY

# Little Plumstead, Norwich NR13 5FE

Leasehold | 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

- 75% Shared Ownership Property
- Low Annual Ground Rent Close to £500 PA
- No Monthly Rental or Service Charges
- Hall Entrance with Cloakroom
- Modern Fitted Kitchen
- Sitting/Dining Room
- Two Double Bedrooms
- Enclosed Garden & Allocated Parking

### IN SUMMARY

NO CHAIN. This 75% SHARED OWNERSHIP property is an EXCELLENT FIRST BUY, with NO MONTHLY RENT or SERVICE CHARGE to pay. With OPTIONS to STAIRCASE and buy a larger share, the yearly ground rent and insurance is charged in the region of £480 PA. With a SMART DECOR inside, the CENTRAL HEATING BOILER was replaced in 2022, ensuring the property is READY TO MOVE IN. The accommodation comprises a HALL ENTRANCE with storage, leading to the W.C, kitchen and 13' SITTING ROOM with FRENCH DOORS. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, one with storage, and the FAMILY BATHROOM which includes a SHOWER over the bath. Heading outside, the REAR GARDEN is a great size, mixing patio, lawned areas and shingled beds - with a pathway to the rear ALLOCATED PARKING.

### SETTING THE SCENE

A low maintenance plum slate frontage includes a pathway leading to the main entrance. The parking is allocated and accessed from the rear, where a timber gate also leads to the rear garden.

### THE GRAND TOUR

Heading inside, the double glazed entrance door takes you into a hall entrance, with wood effect flooring in the meet and greet area, leading to a fitted carpet. Stairs lead up to the first floor and a useful cupboard is built-in underneath. The doors lead off, starting with the W.C, which is finished with a two piece suite, wood effect flooring and tiled splash backs. The modern kitchen offers a range of high gloss wall and base level units, with space for a washing machine, and an inset fridge/freezer, gas hob and built-in electric eye level double oven. The kitchen is finished with a window to front, tiled splash backs and radiator. The sitting room is finished with a striking décor and fitted carpet, with uPVC double glazed windows and French doors to rear. Upstairs, two double bedrooms lead off the landing, with a storage cupboard to one, and the family bathroom in the middle. With a three piece white suite and tiled splash backs, the bath includes a shower over.

### THE GREAT OUTDOORS

The uPVC double glazed French doors open onto a patio seating area, with an area of grass and shingle. Enclosed with timber panelled fencing, various planting can be found, with a timber storage shed and gated rear access to the allocated parking.

### 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



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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 5FE

What3Words : ///flames.junior.riders

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is sold on a 75% shared ownership basis, with no monthly rent or service charge to pay. An annual ground rent and insurance is charged in the region of £480 PA. The lease remaining is 81 years, and is in the process of being extended to 132 years for the new purchaser.

**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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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>

616.33 ft<sup>2</sup>

57.26 m<sup>2</sup>



Floor 1



Ground Floor

