

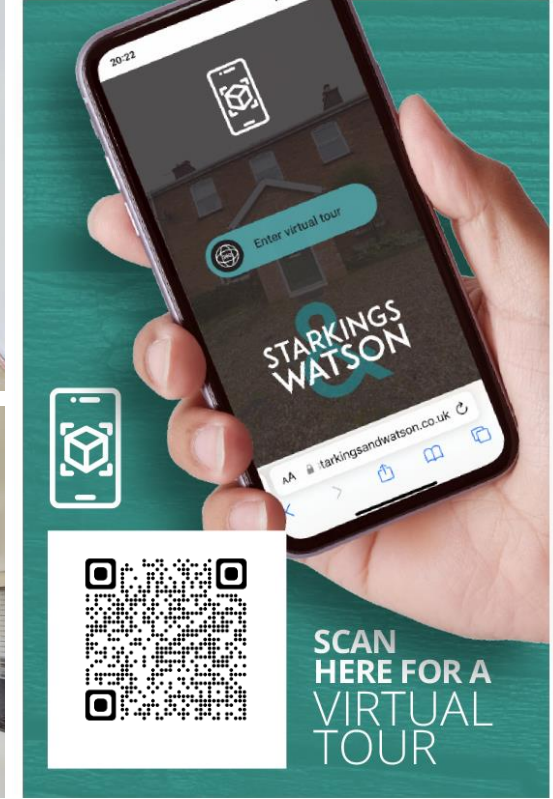
MACMILLAN WAY

# Little Plumstead, Norwich NR13 5FE

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
- Semi-Detached Family Home
- Potential to Update & Modernise
- Hall Entrance with W.C
- Two Reception Rooms
- Three Bedrooms
- Family Bathroom & En Suite
- Enclosed Gardens, Driveway & Car Port

### IN SUMMARY

NO CHAIN. A BLANK CANVAS and READY TO MOVE IN, this semi-detached home offers OVER 800 Sq. ft (stms) of accommodation, with a CAR PORT and OFF ROAD PARKING. With NEW CARPET due to be laid, the property will be turn key and ready for a new buyer to put their own stamp on the internal décor, modernising where required. TUCKED AWAY behind trees on a sweeping corner plot, the accommodation includes a hall entrance with a storage recess, W.C, SITTING ROOM with a LEAFY OUTLOOK, dining room with FRENCH DOORS to rear, and a fitted kitchen. There is HUGE POTENTIAL to OPEN PLAN the KITCHEN and DINING SPACE (stp). Upstairs, THREE SPACIOUS BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, and a further family bathroom. Heading outside, the GARDEN is a good size and fully enclosed.

### SETTING THE SCENE

Occupying a sweeping corner plot with a lawned frontage, various hedging and trees can be found, with the garden tucked away behind the wall with a

gated access. The car port is located to the left of the property, with an overall green and leafy feel to the front.

### THE GRAND TOUR

Once inside, a spacious hall entrance offers easy to maintain wood effect flooring, with the stairs rising in front. A useful recess for storage can be found underneath, with the electric fuse box to the top corner. Doors lead off to the kitchen and sitting room, whilst the cloakroom offers a two piece suite, and is tucked away under the stairs. The sitting room is being finished with a new fitted carpet, whilst the front facing window enjoys a green and leafy outlook. The dining room leads on, and is adjacent to the kitchen, creating an opportunity to open plan the space. With new carpet being laid, French doors lead to the rear, whilst the kitchen offers a neutral finish, with space for white goods, and an integral gas hob and electric oven. A door leads to the rear garden, and a door back into the entrance hall. Heading upstairs, the stairs and landing will be carpeted, whilst a side facing window offers natural light. The three bedrooms offer uPVC double glazed windows, radiators and will be finished with fitted carpet. From the principal bedroom, an en suite offers a three piece suite, with built-in storage and a shower cubicle. The family bathroom offers a three piece suite with a bath, and potential for a shower.

### THE GREAT OUTDOORS

The rear garden is a great size and fully enclosed. With a storage space to the side of the property which



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is hidden behind the walled and gated frontage, there is a good sized patio sweeping across the rear of the property. The garden is mainly laid to grass, whilst French doors lead from the dining room. An outside water supply and timber shed are included. Parking is provided on an adjacent driveway with an open fronted car port.

#### 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 5FE

What3Words : ///basic.amused.cares

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge is due for the upkeep of the communal green space.

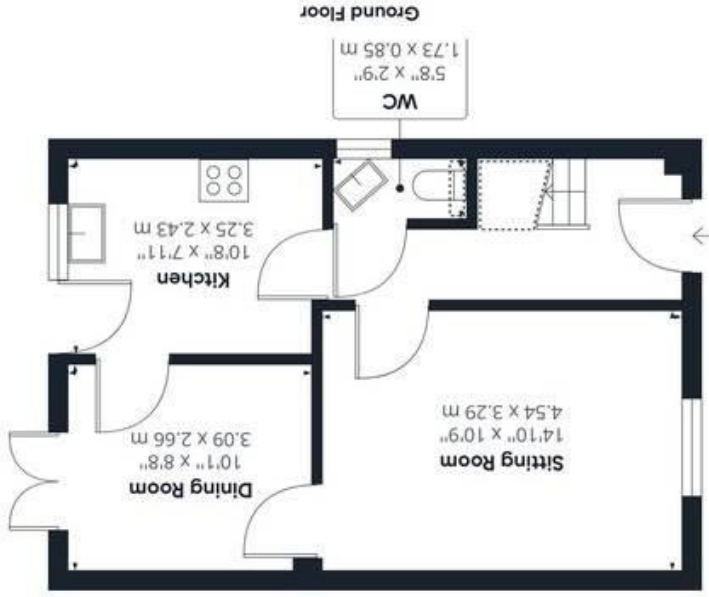
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area<sup>(1)</sup>

823.21 ft<sup>2</sup>

76.48 m<sup>2</sup>

Reduced bedroom

11.05 ft<sup>2</sup>

1.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m/4.92ft)

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.