

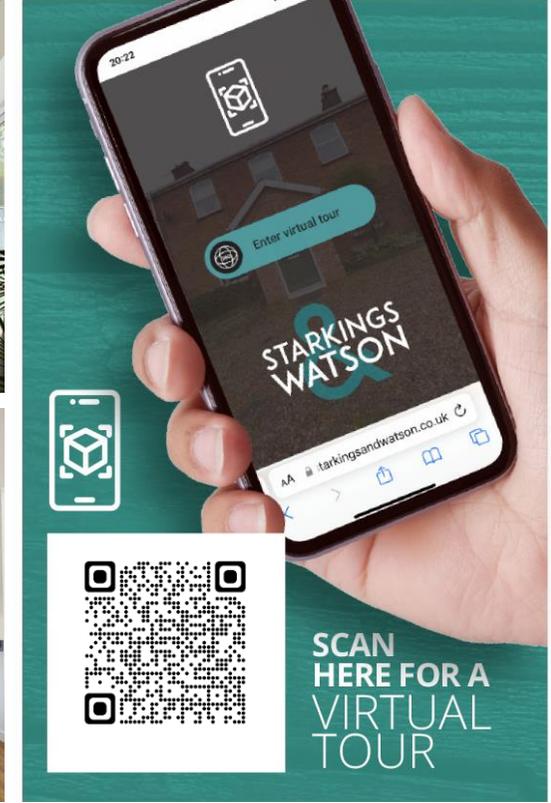
POST OFFICE ROAD

# Little Plumstead, Norwich NR13 5AD

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached 1200+ Sq. ft (stms) Bungalow
- Hall Entrance
- Open Plan Living at it's Finest!
- Ample Kitchen Space
- Gated Driveway & Oversized Garage
- Three Double Bedrooms
- En Suite & Family Bathroom
- Enclosed Lawned Garden

### IN SUMMARY

This EXTENDED and MODERNISED detached bungalow offers OPEN PLAN LIVING at it's finest! Set back from the road with a GATED DRIVEWAY, there is extensive PARKING to front and an oversized GARAGE. The GARDENS are manageable and enclosed, with an area of grass and TIMBER DECKING for outside seating. A welcoming hall entrance leads to the THREE DOUBLE BEDROOMS, all flooded with excellent NATURAL LIGHT due to the LARGE WINDOWS. The main bedroom includes a DRESSING ROOM with space for a wardrobe, along with a LUXURY EN SUITE SHOWER ROOM including a RAINFALL SHOWER. The family bathroom is a matching style with a shower over the bath. The main LIVING SPACE is OPEN PLAN and light and bright, with a large window to rear, roof lantern and PATIO DOORS. Cleverly divided to create a LARGE SITTING and separate DINING SPACE, the KITCHEN UNITS extend around four walls, with storage to wall and base level, along with space for white goods.

### SETTING THE SCENE

A mixture of timber cladding and rendering creates a contemporary feel to the exterior. Whilst being set back from the road, a timber five bar gate leads to a great sized shingle driveway, with ample parking and access to the single garage. Gated access leads to the rear garden for convenience.

### THE GRAND TOUR

A welcoming hall entrance is finished with a wood floor and a clean and modern neutral décor, along with a loft access hatch above. The initial accommodation are the three bedrooms, with the first two double bedrooms offering a view over the driveway through large picture windows, and fitted carpet under foot. The main bedroom is located to the rear, with feature wood panelling to the main wall, and an opening to the dressing room where there is space for a wardrobe and dressing table. Flooded with excellent natural light, the room is spacious, and also leads to the en suite - finished with contemporary tiling and a three piece suite. The double shower is fully tiled and includes a twin head thermostatically controlled rainfall shower. The family bathroom is matching, with a shower over the bath, and a heated towel rail. The living space and kitchen is open plan, with wood flooring under foot, windows to front and rear, and patio doors to the garden. There is ample space for seating and dining, along with a built-in cupboard. The kitchen units runs around four walls in a u-shape, whilst also creating a breakfast bar to one side. Space is provided for white goods, with a gas hob and electric oven built-in.



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### THE GREAT OUTDOORS

The rear garden is a wide space, fully enclosed with timber panelled fencing. Mainly laid to lawn, a raised decked seating area can be found to the right, tucked away behind the garage and timber slat fencing. A children's play area has been created to the opposite side, with storage to the side of the bungalow. An outside water supply is installed, along with a timber gate to the front garden. The garage is finished with an up and over door to front, power and lighting.

### 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 5AD

What3Words : ///partly.cardinal.winemaker

### VIRTUAL TOUR

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

**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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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.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1213.91 ft<sup>2</sup>  
112.78 m<sup>2</sup>

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