

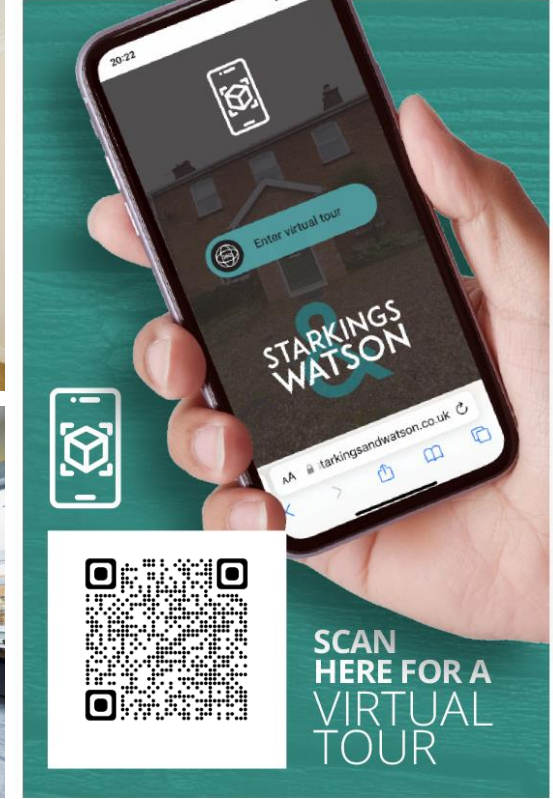
SPENCER CLOSE

Little Plumstead, Norwich NR13 5JE

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Extended Chalet Bungalow
- Triple Aspect Sitting Room with Open Fire
- Open Plan Kitchen & Conservatory Dining
- Snug/Family Room
- Up to Four Bedrooms
- Shower Room & Cloakroom
- Garage & Driveway
- Private Non-Overlooked Gardens

IN SUMMARY

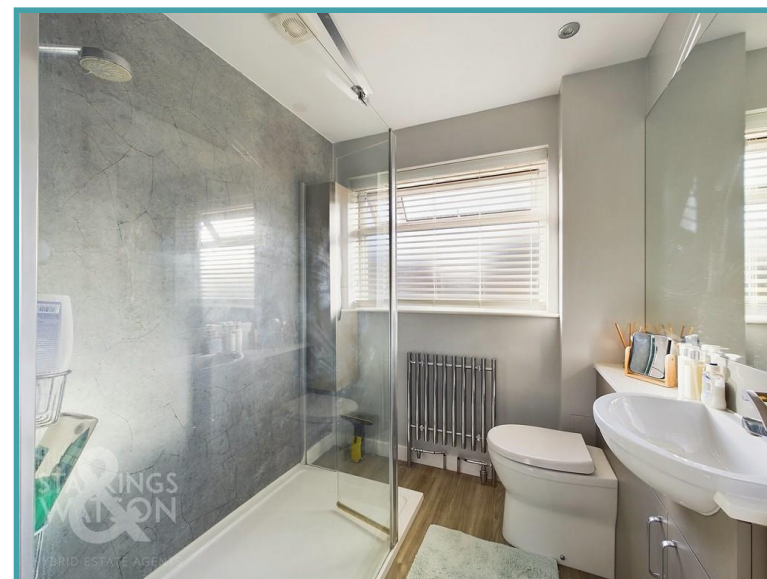
Close to 1230 Sq. ft (stms) of accommodation, this HIGHLY FLEXIBLE and VERSATILE chalet offers a GREAT SIZED PLOT, with a RESIN DRIVEWAY and GARAGE. Ideal as a THREE or FOUR BEDROOM HOME, there are FOUR FLEXIBLE LIVING SPACES to the ground floor, ensuring this home can work for a GROWING FAMILY, or a buyer who is seeking SPACE. Having been EXTENDED over the years, the accommodation comprises an L-shape hall entrance, 21' TRIPLE ASPECT SITTING ROOM, kitchen, OPEN PLAN CONSERVATORY which floods the kitchen with natural light and creates an ideal dining space, W.C, snug/family room, BEDROOM/STUDY and a dedicated ground floor bedroom. Upstairs, TWO BEDROOMS lead off the landing, with potential for a shower room, or the conversion of the remaining loft space (stp). The PRIVATE and NON-OVERLOOKED GARDENS enjoy the south sun, with ample parking and a SINGLE GARAGE.

SETTING THE SCENE

Set back from the road and elevated with a resin driveway to front, there is ample parking, and planted boundaries. Brick sets line the frontage, with a hard standing and shingle driveway leading to the side, where the garage and gated garden can be found.

THE GRAND TOUR

The hall entrance is formed in an L-shape, with tiled effect flooring running from the door for ease of maintenance, and moving into two sections of fitted carpet for a more cosy feel. The sitting room sits to your right as you enter, flooded with natural light via a triple aspect array of windows. With fitted carpet under foot, a feature fire place can be found to one side. Straight ahead is the kitchen, following the theme of excellent natural light, the kitchen is open plan to the conservatory. The tiled flooring from the hall runs through the entire space, with the kitchen offering a range of storage, and space for white goods including a fridge/freezer, washing machine, dishwasher and range style cooker. The conservatory is dual aspect, with a door to rear and a radiator. A rear hall leads to the W.C, and snug/family room - accessible from the hall entrance, with fitted carpet, a high level window to side and French doors to the rear. Back into the hall, the study/bedroom and a dedicated bedroom lead off, both with fitted carpet, and served by the modernised shower room. With a three piece suite, storage can be found to one side, with a double shower cubicle surrounded by Aqua board splash backs. Heading upstairs, the two bedrooms lead off, both with stripped wood flooring



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and front facing uPVC double glazed windows. A range of eaves access and a large walk-in loft provide storage.

THE GREAT OUTDOORS

Heading out from the conservatory, steps lead down to the main lawned garden, with an adjacent raised timber decked seating area which leads from the snug French doors. Enclosed with timber panelled fencing, the garden offers an array of planting, with a storage shed to one corner, and a further patio seating space. The garage sits to the right, with an up and over door to front, power and lighting, with an access gate to the driveway.

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 5JE

What3Words : ///racetrack.welfare.testing

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.

Reduced headroom (below 1.5m/4.9ft)

Excluding balconies and terraces

Approximate total area[™]
 1,229.85 ft²
 114.26 m²

Reduced headroom
 25.35 ft²
 2.36 m²

