

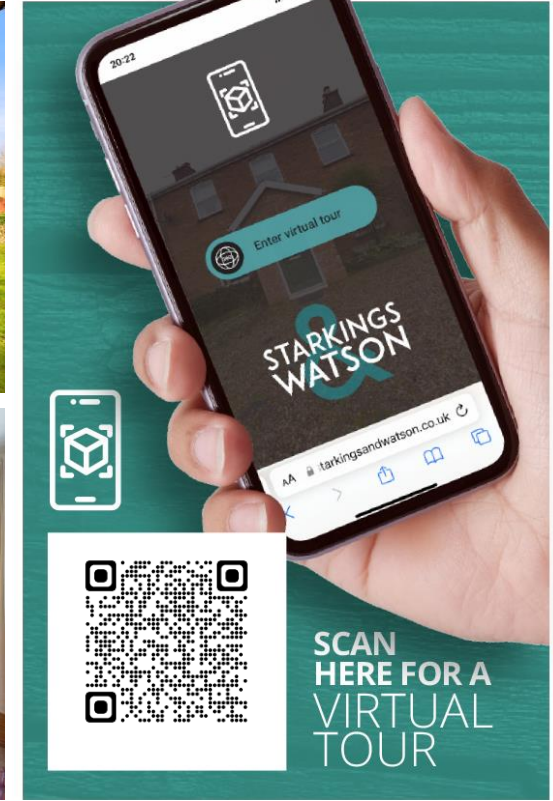
ST. MARYS CLOSE

# Great Plumstead, Norwich NR13 5EY

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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- Detached Family Home
- Cul-De-Sac Setting
- Potential to Extend Further (stp)
- Open Plan Kitchen/Dining Room
- Dual Aspect Sitting Room
- Three/Four Bedrooms
- Approx. 1/4 Acre Plot (stms)
- Garage & Driveway

### IN SUMMARY

Having been EXTENDED over the years, this DETACHED FAMILY HOME enjoys a NON-ESTATE SETTING with a 1/4 ACRE PLOT (stms). The internal accommodation extends to over 1630 Sq. ft (stms), with a FLEXIBLE LAYOUT, and FURTHER POTENTIAL to EXTEND (stp). With OPEN PLAN LIVING and a WOOD BURNER, the property is an ideal family home, whilst the GARDENS are FULLY ENCLOSED with various new fencing. The accommodation comprises a LARGE PORCH ENTRANCE and HALL, 23' SITTING ROOM with FRENCH DOORS to the garden, 15' bed/family room, 17' dining room and open plan 14' KITCHEN. A further UTILITY ROOM and W.C lead off. Upstairs, THREE BEDROOMS lead off the landing, with a separate W.C and NEWLY FITTED FAMILY BATHROOM with shower. The outside is a fantastic addition, with AMPLE PARKING and a GARAGE to front, and EXTENSIVE GARDENS to rear.

### SETTING THE SCENE

Set back from the road with a brick weave driveway to front, the driveway is bordered by timber fencing,

whilst gated access leads to the rear garden and oil tank access. A large covered porch forms part of the garage structure, with access to the main front door.

### THE GRAND TOUR

Heading inside, the uPVC double glazed entrance door takes you to a spacious porch entrance with a range of built-in storage. Heading on through, the inner entrance hall is carpeted, with stairs leading up, and doors taking you to the main reception rooms. To your left, the dual aspect sitting room is first to greet you, with a feature brick built fireplace and inset cast iron wood burner, whilst a light and bright feel can be enjoyed through the front facing window and rear French doors. Opposite, a versatile bedroom/family room can be found, which would also make an ideal study, with a window facing to side. The dining room sits in the heart of the home, with an open plan aspect to the kitchen, with fitted carpet to the dining area and tiled flooring to the kitchen. There is ample room for a large table, leaving space for an island in the kitchen. A range of wall and base level units run around the kitchen, including integrated cooking appliances, and space for general white goods. The adjacent utility room offers further storage, with room for laundry appliances. Lastly, a door leads off to the W.C, with tiled splash backs and a window facing to rear. Heading upstairs, the galleried landing is carpeted and finished with a front facing window, with doors leading off to all three bedrooms. The main bedroom includes dual aspect windows and a built-in storage cupboard. The W.C and family bathroom are



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**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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separate, with the bathroom being newly fitted and fully tiled. A three piece suite is installed including a separate shower cubicle and storage under the sink.

#### THE GREAT OUTDOORS

The rear garden is a fantastic lawned expanse with a huge variety of mature planting including trees, shrubbery and hedging. Enclosed with timber panelled fencing, a large patio extends across the rear, with a pathway leading to the oil tank, timber shed and green house. To front, access leads to the garage, with an up and over door to front, power and lighting.

#### OUT & ABOUT

The Broadland Village of Great Plumstead is located East of the Cathedral City of Norwich within easy access to the Norfolk Broads, and some four miles from the City Centre Norwich. Brundall Railway Stations and local bus routes and park and ride schemes. The village itself offers various green spaces. Within close proximity of the village is the Little Plumstead Primary School and Blofield Primary School which was recently rated the second best school in Norfolk.

#### FIND US

Postcode : NR13 5EY

What3Words : ///stands.living.inform

#### VIRTUAL TOUR

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

**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.

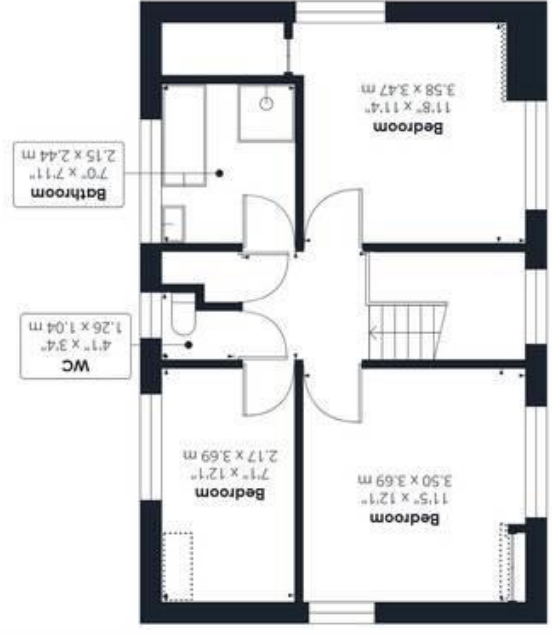
Reduced headroom (below 1.5m/4.9ft)

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1632.63 ft<sup>2</sup>  
 151.68 m<sup>2</sup>  
 Reduced headroom  
 13.61 ft<sup>2</sup>  
 1.26 m<sup>2</sup>



**Floor 1**



**Ground Floor**

