

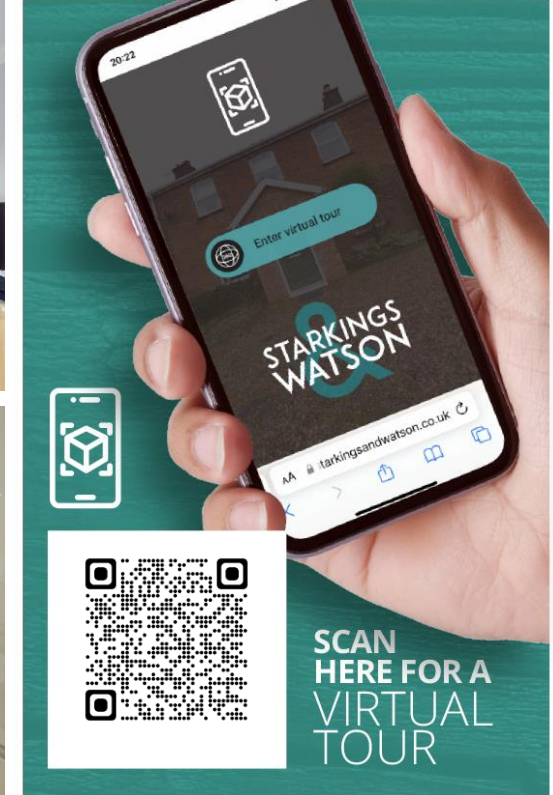
OLD HALL ROAD

Little Plumstead, Norwich NR13 5FA

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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- High Quality Semi-Detached Home
- Backing & Siding onto Green Space
- Tandem Parking
- Underfloor Heating Downstairs
- Kitchen/Dining Room with Appliances
- Sitting Room with Bi-Folding Doors to Garden
- Three Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

This IMMACULATE and CONTEMPORARY semi-detached home sits on the edge of this HIGH QUALITY DEVELOPMENT, with a large tandem driveway, and PRIVATE NON-OVERLOOKED GARDENS. The layout is ideal for entertaining, with an OPEN PLAN KITCHEN/DINING ROOM to front, whilst the 15' SITTING ROOM stretches across the rear, with PANORAMIC GARDEN VIEWS through the rear BI-FOLDING DOORS. The HALL ENTRANCE is tiled for ease of maintenance, whilst stairs lead to the first floor and STORAGE can be found under. A useful W.C completes the accommodation, whilst UNDER FLOOR HEATING runs through the entire ground floor. Heading upstairs, THREE BEDROOMS lead off the landing, two with ATTRACTIVE WOOD PANELLING, including the main bedroom with an EN SUITE SHOWER ROOM. Both the en suite and FAMILY BATHROOM includes tiled splash backs and HEATED TOWEL RAILS. Outside, the GARDEN boasts a fantastic outlook, with a PATIO.

SETTING THE SCENE

A low maintenance frontage with hedging and bark chippings borders the path entrance to the front door. The driveway is adjacent and finished in brick weave, with a low level timber fence allowing views over the adjacent green space. Gated access leads to the rear garden and storage shed.

THE GRAND TOUR

Gloss tiles immediately catch your eye as you enter the hall entrance, with a recessed door mat and storage tucked away under the stairs. The W.C sits to the right with an immaculate décor, whilst including a contemporary two piece white suite with storage under the sink. Tiled splash backs and flooring are in place, along with a heated towel rail. The kitchen sits opposite, allowing for dining space, whilst solid woodwork surfaces give a warming and homely feel, complete with tiled splash backs above. An inset electric ceramic hob and built-in electric oven are completed with an extractor fan, whilst the dishwasher and fridge freezer are integral. A window faces to front, whilst recessed spotlights also enhance the natural light. To the rear, the sitting room runs across the width of the property, complete with fitted carpet and under floor heating, whilst bi-folding doors open across the rear. Upstairs, the landing is carpeted, with the main bedroom focused on a feature wood panelled wall with an adjacent built-in double wardrobe. The second bedroom faces to front, with the third also including a contrasting wood panelling. The en suite leads from the main bedroom, with an immaculate three piece suite, tiled



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splash backs, built-in storage and a heated towel rail. The family bathroom is a similar style with a mixer shower tap over the bath.

THE GREAT OUTDOORS

The rear garden is enclosed with timber panelled fencing, whilst being laid to lawn and finished with a patio and raised timber beds. A gate leads to the side 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 5FA

What3Words : ///ropes.metals.calls

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^m
 777.78 ft²
 72.26 m²

