

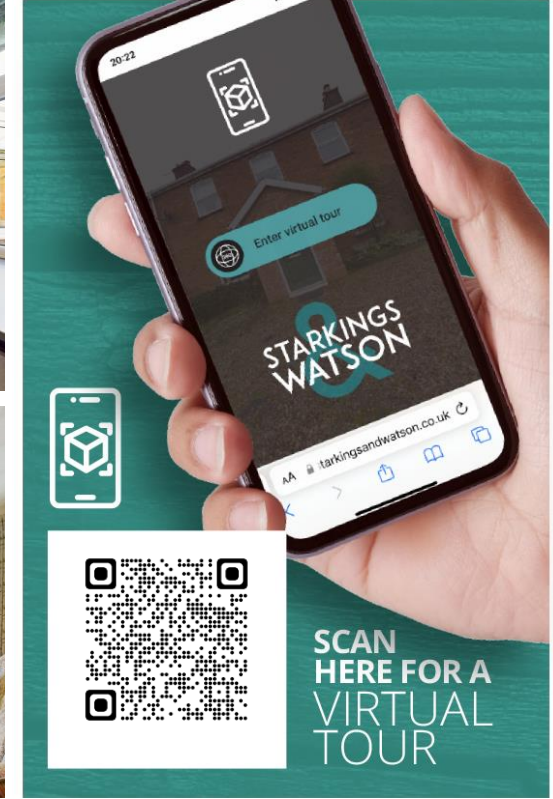
EMMAS WAY

Little Plumstead, Norwich NR13 5HP

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

- Tucked Away Cul-De-Sac Setting
- Semi-Detached Bungalow with Garage
- Updated & Modernised Interior
- Porch Entrance
- Newly Fitted High Specification Kitchen
- Two Double Bedrooms
- Newly Fitted Shower Room
- Replacement Gas Fired Central Heating Boiler

IN SUMMARY

VENDORS FOUND. This IMMACULATE and MODERNISED semi-detached BUNGALOW enjoys a TUCKED AWAY POSITION at the end of a cul-de-sac, whilst boasting a BEAUTIFUL FITTED KITCHEN and CONTEMPORARY SHOWER ROOM. The central heating boiler has been replaced in recent years, ensuring an EASY TO RUN and MAINTAIN home, starting with a PORCH ENTRANCE for coats and shoes. The accommodation comprises a 13' SITTING ROOM, inner hallway, TWO DOUBLE BEDROOMS both with a range of BUILT-IN WARDROBES, SHOWER ROOM with TILED WALLS and a RANGE of STORAGE, and the 15' KITCHEN which has been FINISHED to a HIGH STANDARD, including BESPOKE WORK SURFACES, a full range of NEFF APPLIANCES and views over the rear garden. The rear CONSERVATORY/UTILITY SPACE offers further storage. Outside, AMPLE PARKING can be found to front and side, along with a GARAGE and NON-OVERLOOKED REAR GARDEN.

SETTING THE SCENE

Set behind a low level brick wall, the hard standing driveway offers side by side and tandem parking which leads to the garage. Lawned gardens can be found to front, with an open aspect to the rear garden.

THE GRAND TOUR

The uPVC double glazed entrance door takes you in the porch entrance, with space for shoes and coats, and windows to front and side. A further door takes you to the formal sitting room, centred on the exposed brick built fire place, with built-in storage cupboards to both sides. Finished with fitted carpet, this bright and inviting room includes a large picture window to front. The inner hall is finished with fitted carpet and a built-in airing cupboard which houses the wall mounted gas fired central heating boiler. The kitchen is located to the rear of the bungalow, offering a high specification contemporary range of wall and base level units, with a mix of drawers and cupboard storage. With beautifully crafted work surfaces forming the window sills and moulded to make room for the rear access door, a full suite of Neff appliances are integrated, including the induction hob, electric oven, combination oven, fridge freezer, dishwasher and washing machine. Wood effect flooring runs under foot, whilst windows face to side and rear, and a door takes you to the conservatory/utility which offers more storage. Back into the inner hall, two double bedrooms lead off, both with built-in bedroom furniture, uPVC double glazing and fitted carpets. Lastly, the contemporary



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shower room sits to the side, with tiled walls, heated towel rail and built-in storage within the vanity unit.

THE GREAT OUTDOORS

Heading out of the conservatory/utility room, access leads to the driveway, with the lawned garden beyond. Enclosed to three sides with hedging and timber panelled fencing, a patio area can be found, and a range of planting. The garage is completed 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 5HP

What3Words : ///amazed.september.affords

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.

(1) Excluding balconies and terraces.

Approximate total area^m
726.81 ft²
67.52 m²

