

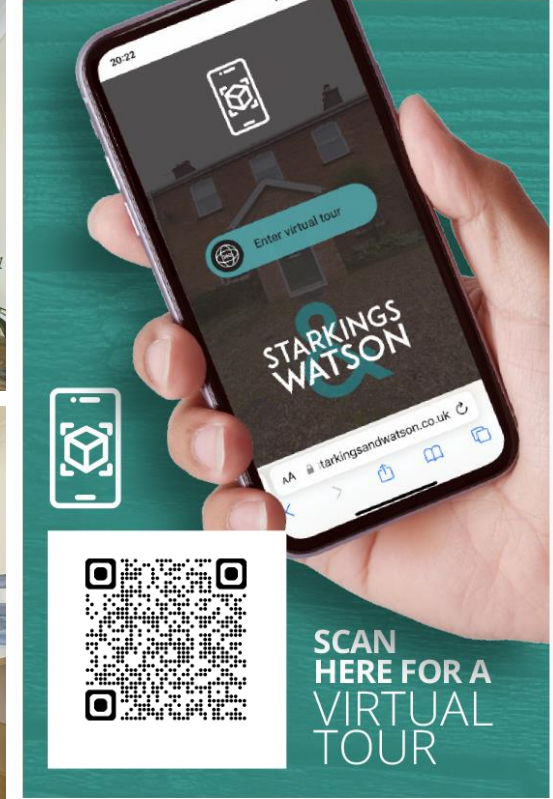
HIGHEFIELD

Little Plumstead, Norwich NR13 5JA

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

- No Chain!
- Rural Cul-De-Sac Setting
- Detached Bungalow & Garage
- Approx. 0.19 Acre Plot (stms)
- Re-Fitted Kitchen with Appliances
- Three Double Bedrooms
- Wet Room & Cloakroom
- Private Gardens with Raised Beds

IN SUMMARY

NO CHAIN. Occupying a RURAL CUL-DE-SAC SETTING, this detached bungalow has been UPDATED and MODERNISED during our vendors tenure, with NEW WINDOWS, a full ELECTRICAL RE-WIRE, replacement CENTRAL HEATING BOILER and a 4kw SOLAR PANEL SYSTEM providing an INCOME via a feed in tariff. With the OVERALL PLOT extending to 0.19 ACRES (stms), the BUNGALOW extends to over 950 Sq. ft (stms), with a FLEXIBLE LAYOUT to suit a new occupier. Internally the HALL ENTRANCE offers storage, with doors to the 23' SITTING ROOM, fitted kitchen, separate W.C and WET ROOM, along with THREE BEDROOMS with one used as a STUDY and offering GARDEN ACCESS. The REAR GARDEN is a TRANQUIL ESCAPE, completely unoverlooked, having been WELL STOCKED and created to be a HAVEN for WILDLIFE.

SETTING THE SCENE

Set back from the road behind a timber picket fence and timber five bar gate, a shingle and hard standing driveway offers parking, with a range of mature

planting. Gated access leads to the rear, along with access to the main property and garage.

THE GRAND TOUR

The side entrance door leads you into the hall entrance complete with a built-in cupboard. Sitting at the front of the property is the sitting/dining room, with three windows including two picture windows to front. With a feature fire place, fitted carpet runs underfoot, with ample space for soft furnishings and a dining table. The re-fitted kitchen offers a range of high gloss wall and base level units with contrasting tiled splash backs, and an inset electric induction hob and eye level electric double oven. The fridge freezer is integrated, whilst a useful side access door leads to the driveway. The inner hall offers further storage and a loft access hatch, whilst the three bedrooms lead off, including the main bedroom with a built-in wardrobe with sliding doors. One of the bedrooms is currently used as a study, with a door taking you to the rear garden. The W.C sits next door to the wet room, which is fully tiled to the floors and walls, with a heated towel rail.

THE GREAT OUTDOORS

Heading outside a door from the study/bedroom leads onto a patio seating area, complete with gated access to front and a side garage door. The timber summerhouse offers further storage or seating, whilst the garden is mainly laid to lawn, with a range of mature planted beds and borders. Heading up the garden, further raised beds are well stocked, with a timber shed and greenhouse.



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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, pub and The Walled Garden Community shop & Café, with shops including Post Office located close by in the Village of Blofield Heat. A short drive provides access to the Broads of Salhouse, Ranworth and Brundall and their associated leisure activities.

FIND US

Postcode : NR13 5JA

What3Words : ///much.tend.faded

VIRTUAL TOUR

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

AGENTS NOTE

The solar panels offer a feed in tariff with some 12 years remaining. In the last 12 months a figure in the region of £775 was generated, along with electricity to use.

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
 957.69 ft²
 88.97 m²

