

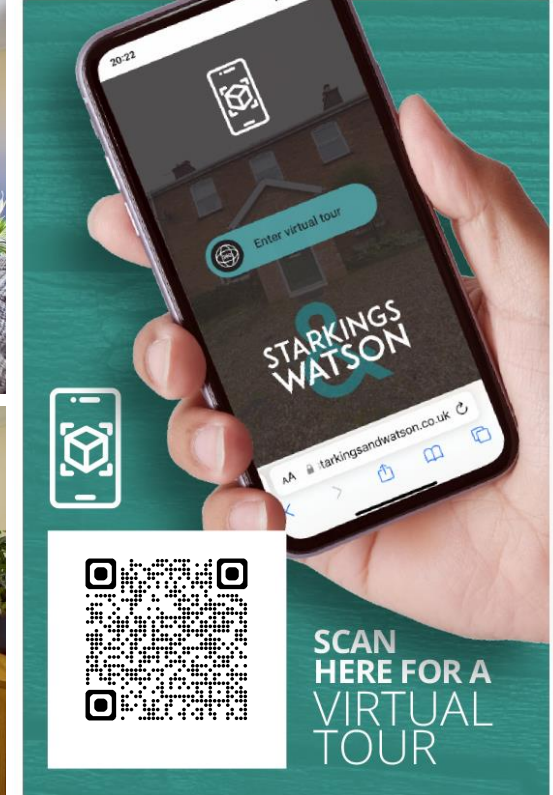
COPEMAN ROAD

Little Plumstead, Norwich NR13 5EP

Freehold | Energy Efficiency Rating : C

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STARKINGS & WATSON

- Tucked Away Setting
- Ample Parking & Integral Garage
- Secluded Well Stocked Gardens
- Hall Entrance with W.C
- Open Plan Kitchen/Dining Room
- Sitting Room & Separate Garden Room
- Four Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

Fronting this POPULAR DEVELOPMENT, CLOSE to 1500 Sq. ft (stms) of accommodation can be found within, whilst enjoying SECLUDED GARDENS and a TREE LINED FRONTAGE. The property has been WELL MAINTAINED and DECORATED ensuring the LIGHT and BRIGHT INTERIOR is presented in IMMACULATE CONDITION. Off road parking, an INTEGRAL GARAGE and electric car charger can be found to front, with the HALL ENTRANCE including STORAGE and a W.C. The 15' SITTING ROOM offers a feature fireplace and DUAL ASPECT WINDOWS, whilst the KITCHEN/DINING ROOM extends to over 22' with a further UTILITY ROOM offering EVEN MORE STORAGE. From the GARDEN ROOM with its warm room, you can enjoy the GARDEN ASPECT, whilst being fully involved in the OPEN PLAN LAYOUT the property provides. Upstairs, FOUR BEDROOMS lead off the landing, with the second bedroom including a WARDROBE, and the main BEDROOM complete with WARDROBES and an EN SUITE. The FAMILY BATHROOM is large enough to include a SHOWER and BATH.

SETTING THE SCENE

With a well-kept lawned front garden, a low level hedge encloses the property with a shingle driveway offering

off road parking, with access to the integral garage and electric car charger. A parking area opposite the property also offers further space.

THE GRAND TOUR

As you head inside, the hall entrance is finished with wood effect flooring for ease of maintenance, with stairs rising to the first floor landing and useful built-in storage cupboard below. To your left hand side, the ground floor W.C offers a two piece suite with tiled splashbacks and continued wood effect flooring. The sitting room sits adjacent with an immaculate finish and a large sash window to front offering a tree lined front aspect. A further window to side ensures excellent natural light throughout the day whilst a feature fireplace creates a focal point to the room. Double doors open up to the full width kitchen/dining room - offering extensive storage and the ideal view from the kitchen sink across the rear garden, with tiled flooring underfoot. This easy to maintain room offers ample space for soft furnishings and a dining table, with integrated cooking appliances and space for general white goods. Leading off the kitchen, the utility room is finished in a similar style offering further storage space for laundry appliances and the wall mounted gas fired central heating boiler. A useful door leads off to the integrated single garage. Completing the ground floor is the garden room which sits adjacent to the kitchen/dining room with windows to side and rear, French doors to rear and tiled flooring underfoot. Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch above, with doors leading to the four bedrooms. All of the bedrooms are finished with double glazing and fitted carpet, whilst the main bedroom includes two built-in wardrobes and an en suite shower room including tiled



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splashbacks to both the shower and sink area. Completing the property is a family bathroom which is large enough to include a separate shower cubicle and bath, with half tiled walls and tiled splash-backs.

THE GREAT OUTDOORS

The rear garden has been well maintained since the property was built and planted with a range of shrubbery and hedging to offer a private and secluded feel. A patio area extends from this garden room with ample space for a dining table whilst the garden offers a lawn area and planted borders to all sides. A useful gated access leads to the side of the property. The garage is accessed both from the inside, and via the up and over door to front with 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 preschool 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 5EP

What3Words : ///page.lung.hope

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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Approximate total area^m

1499.31 ft²

139.29 m²

Reduced headroom

18.94 ft²

1.76 m²

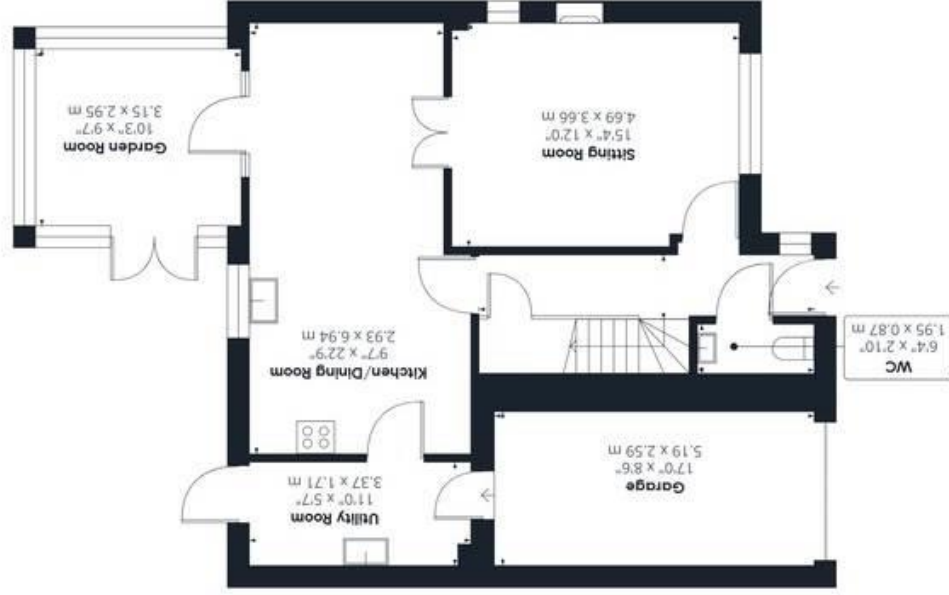
(1) Excluding balconies and terraces

Reduced headroom:
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Ground Floor



Floor 1

