

PENRICE ROAD

# Little Plumstead, Norwich NR13 5FP

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY

A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a QR code, a button for 'Enter virtual tour', and the company logo. The URL 'starkingsandwatson.co.uk' is visible at the bottom of the screen.

QR code to be added when available.

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# STARKINGS & WATSON

- Modern Detached Family Home
- Overlooking Green Space
- Private Gardens with Tree Lined Rear Aspect
- Underfloor Heating to Ground Floor
- Dual Aspect Sitting Room
- Hall Entrance with Cloakroom
- Open Plan Kitchen/Dining Room
- Four Bedrooms

#### IN SUMMARY

Built in 2019 by CRIPPS BUILDERS, this detached 1140 Sq. ft (stms) DETACHED HOME enjoys VIEWS over GREEN SPACE to front, and TREE LINED PRIVATE GARDENS to rear. With a LIGHT and BRIGHT INTERIOR with TRIPLE ASPECT VIEWS to the main living space and kitchen, UNDER FLOOR HEATING can be found within, whilst a NEUTRAL DECOR can be found to the ground and first floors. Heading inside, the HALL ENTRANCE includes STORAGE and a WC, 19' SITTING ROOM with FRENCH DOORS to rear, 19' KITCHEN/BREAKFAST ROOM with integrated appliances and UTILITY ROOM. Upstairs, FOUR BEDROOMS lead off the landing, ALL with BUILT-IN WARDROBES, including the main bedroom with EN SUITE, and further FAMILY BATHROOM.

#### SETTING THE SCENE

Occupying a tucked away residential setting overlooking open green space, the low maintenance front garden offers an area of lawn and adjacent shingle, allowing for further off road parking. Adjacent to the main property, a brick weave

driveway offers tandem parking, with access to the rear garden and to the adjacent garage.

#### THE GRAND TOUR

Stepping inside, the hall entrance offers attractive wood effect flooring with a feature detailed border, and access leading to the main living space, stairs to the first floor landing and kitchen. Underfloor heating runs through the ground floor, whilst the ground floor W.C can be found adjacent with a white two piece suite including storage under the sink and a heated towel rail. The main sitting room offers triple aspect views continued wood effect flooring underfoot with underfloor heating, and French doors which take you into the rear garden. The kitchen/dining room runs front to back within the property, with triple aspect views to the front, side and rear, with an L-shape arrangement of wall and base level units and space for a gas cooker with tiled splash backs and extractor fan above. Appliances include an integrated fridge freezer and dishwasher, whilst tiled effect flooring with underfloor heating runs through the kitchen space, with ample room for a dining table. Leading off the kitchen and completing the ground floor, is the utility room with further matching storage space for a washing machine and door to the rear garden. Heading upstairs, the landing leads to four bedrooms - all of which are finished with fitted carpet and built-in wardrobes. The main bedroom sits to the rear of the property, with a tree lined rear aspect and a useful en-suite shower room with a walk-in shower complete with splash-backs and a heated towel rail.



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The family bathroom offers a further shower over the bath, with tiled splash-backs, folding glazed shower screen and a heated towel rail.

#### THE GREAT OUTDOORS

The rear garden is enclosed with timber panelled fencing. Whilst being mainly laid to lawn, the patio area leads from the main sitting room French doors, and a further patio which sits to the far corner of the garden to take in the afternoon sun. A useful storage area can be found at the side of the property, with gated access to the driveway and a side door into the garage which offers an up and over 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 5FP

What3Words : ///riding.shady.custom

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge of £180 is due for the upkeep of communal green space on the development.

**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

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

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1147.32 ft<sup>2</sup>  
106.59 m<sup>2</sup>

