



Kevill Davis Drive, Little Plumstead - NR13 5FB

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Kevill Davis Drive

Little Plumstead, Norwich

NO CHAIN. This 75% SHARED OWNERSHIP property is an EXCELLENT FIRST BUY, with NO MONTHLY RENT or SERVICE CHARGE to pay. With OPTIONS to STAIRCASE and buy a larger share, the yearly ground rent and insurance is charged in the region of £480 PA. OVERLOOKING GREEN SPACE, EXTENDED LAYOUT and with a NEWLY DECORATED interior, the property is READY TO MOVE IN. The accommodation comprises a HALL ENTRANCE with storage, leading to the W.C, kitchen and 19' SITTING/DINING ROOM with FRENCH DOORS. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, one with storage, and the FAMILY BATHROOM which includes a SHOWER over the bath. Heading outside, the REAR GARDEN is LOW MAINTENANCE - with a pathway to the rear ALLOCATED PARKING.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- 75% Shared Ownership Property
- Mid-Terrace Home
- Newly Painted Neutral Interior
- Extended Layout with a 19' Sitting/Dining Room
- Kitchen with Appliance Space
- Hall Entrance with W.C
- Two Bedrooms
- Enclosed Low Maintenance Gardens



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.

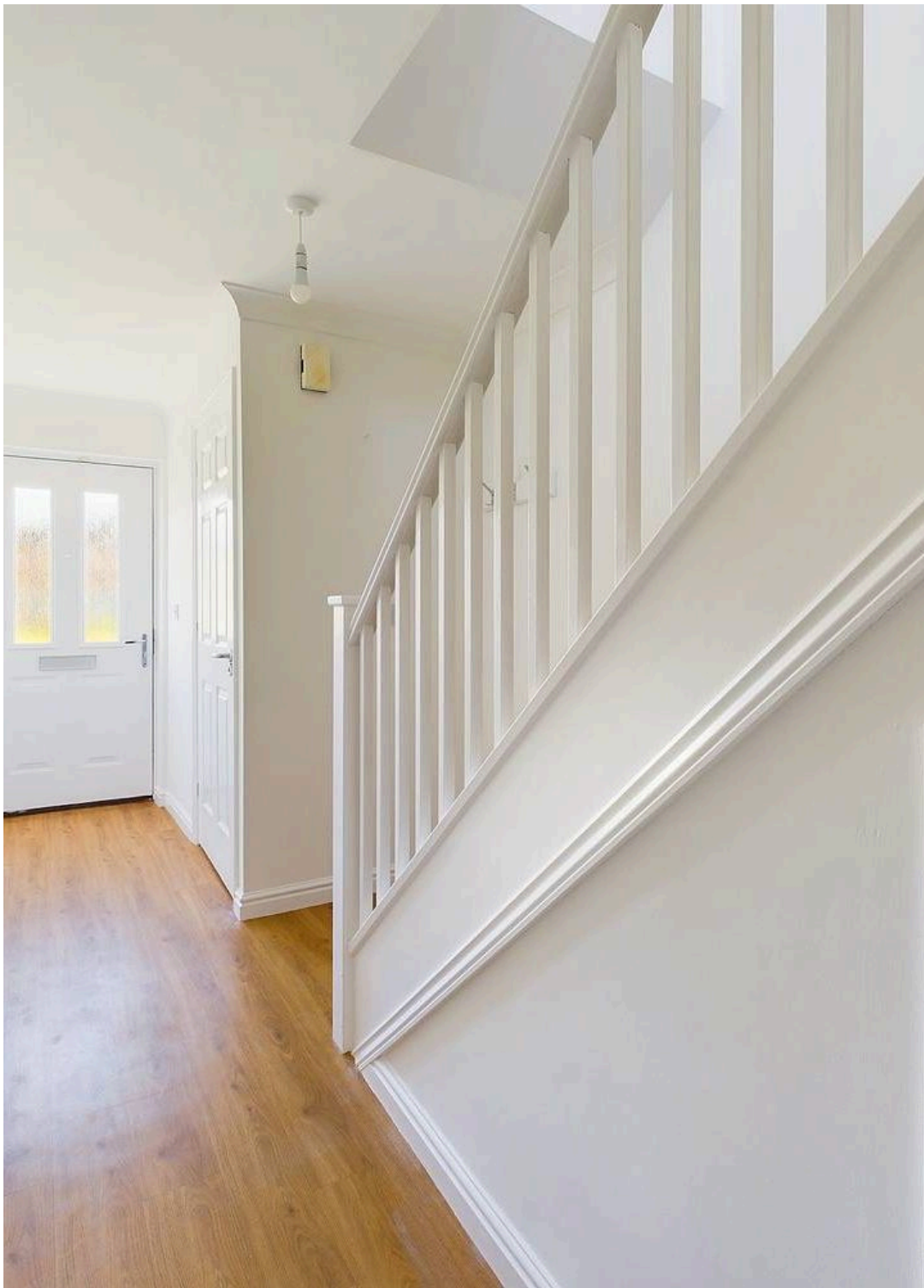
SETTING THE SCENE

Overlooking open green space, the property is set down a pedestrian footpath, with a low maintenance shingle frontage and parking located in the main residents car park.

THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring underfoot, whilst stairs rise to the first floor landing, complete with useful storage below. Immediately to your left is the downstairs W.C, with a white two piece suite including tiled effect flooring and tile splash-backs. The kitchen sits opposite with a u-shaped arrangement of wall and base double units, including wood effect work surfaces and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven. Space is provided for general white goods with tiled splash-backs running around the work surfaces, and the wall mounted gas fired central heating boiler to one corner. The main living space has been extended to create a large open plan sitting/dining room, with windows and French doors leading to the rear garden. Fitted carpet runs underfoot with ample space for soft furnishings and a dining table.





Kevill Davis Drive

Little Plumstead, Norwich

Heading upstairs, the carpeted landing offers the loft access hatch and doors lead into both double bedrooms including the front facing bedroom with a built-in storage cupboard. The family bathroom sits in the middle with a white three piece suite including a shower over the bath, wood effect flooring and tiled splash-backs.

FIND US

Postcode : NR13 5FB

What3Words : ///grows.chair.cars

VIRTUAL TOUR

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

AGENTS NOTE

The property is sold on a 75% shared ownership basis, with no monthly rent or service charge to pay. An annual ground rent and insurance is charged in the region of £480 PA. The lease remaining is 81 years, and is in the process of being extended to 132 years for the new purchaser at the vendor cost.

**STARKINGS
& WATSON**

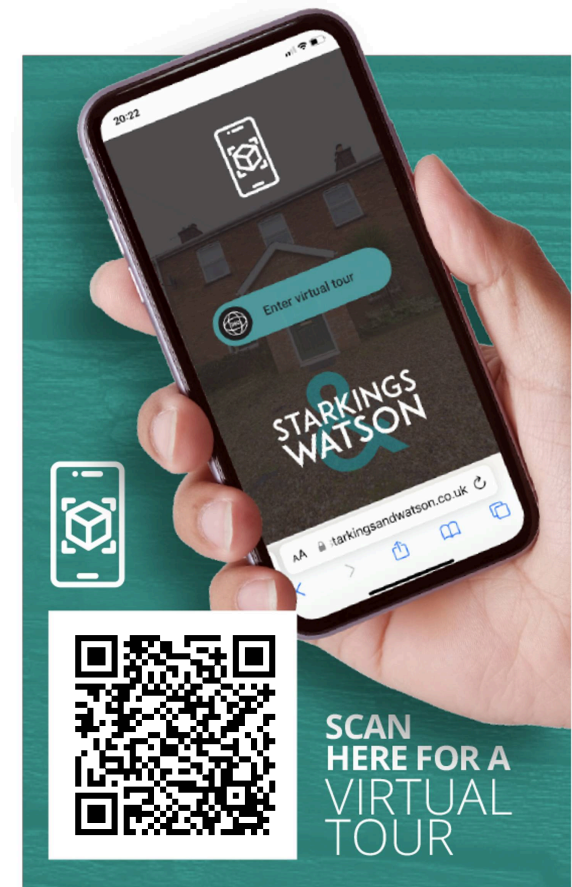
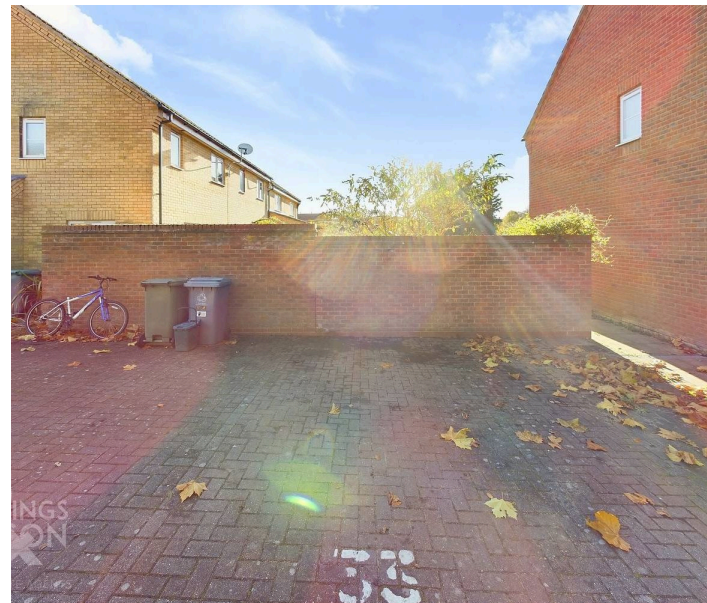
HYBRID ESTATE AGENTS





THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing, offering a low maintenance finish including a patio area and shingled section of the garden - which leads to a timber storage shed and gated rear access. Raised beds offer ample space for planting whilst the gated access leads to the residents car park and allocated car parking.





Approximate total area⁽¹⁾

710.96 ft²
66.05 m²

(1) Excluding balconies and terraces

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



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.