



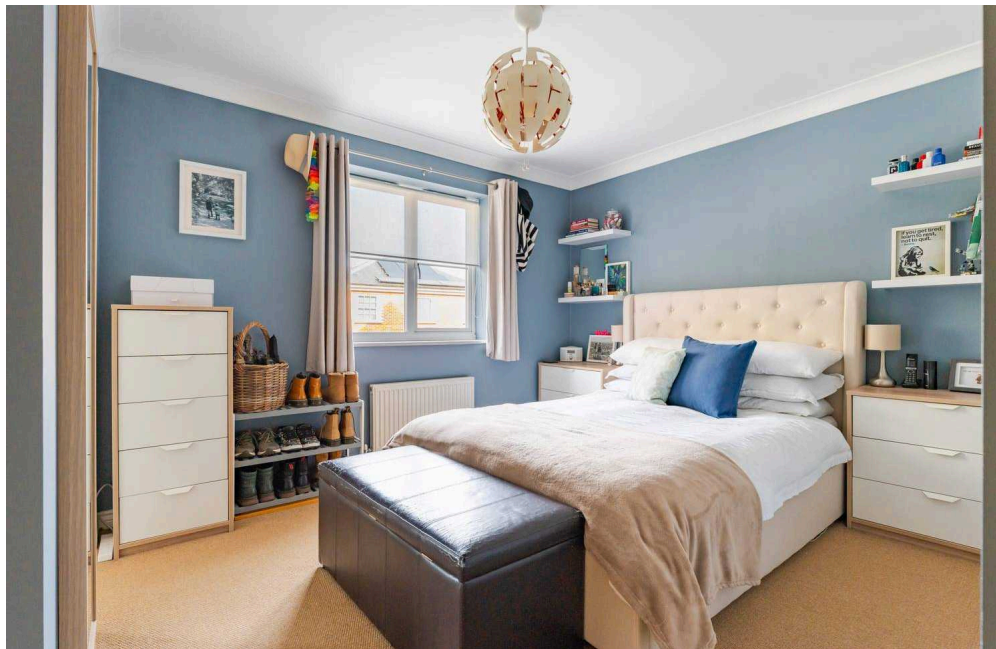
## 6 Macmillan Way, Little Plumstead

£270,000 - £280,000

Situated in the sought-after area popular with families and young couples, this modern and clean 3-bedroom semi-detached house offers a comfortable family home with ample living space. Conveniently located close to a local school, Norwich, and the A47, this property offers a delightful and practical living environment for families looking to settle in a desirable neighbourhood. With plenty of storage space throughout, this home is ready to welcome its new owners with all the comforts and conveniences of modern living.

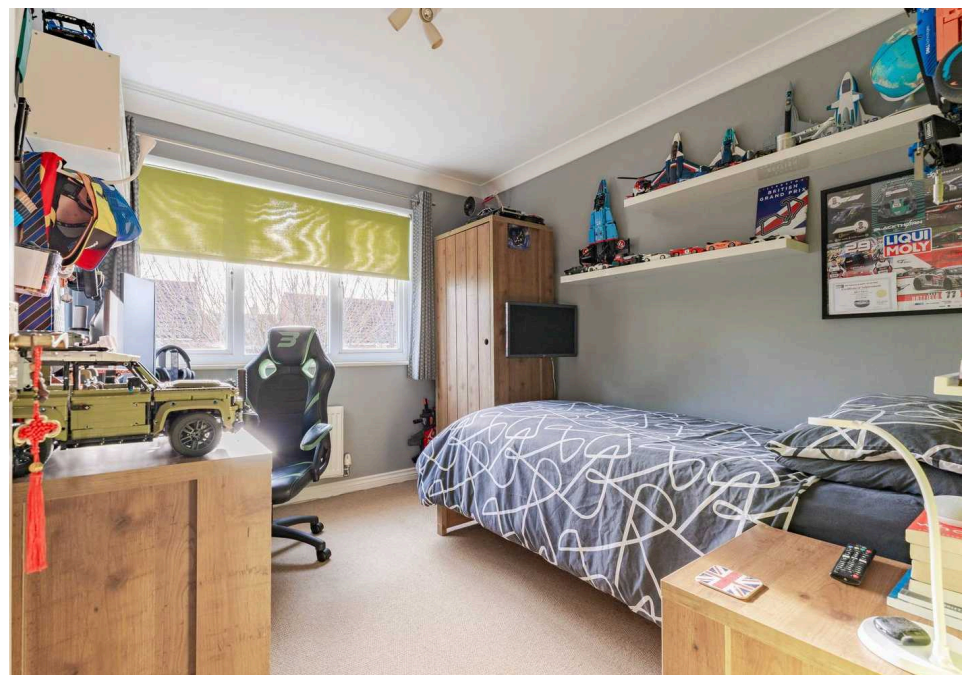
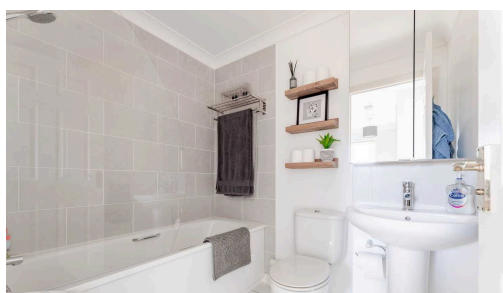
## Location

Nestled in the heart of Little Plumstead, Macmillan Way offers a tranquil village setting with convenient access to modern amenities. This charming location boasts picturesque surroundings, including scenic countryside views and easy proximity to The Broads National Park, which is ideal for outdoor enthusiasts. Families will appreciate the close-knit community, well-regarded local schools, and nearby playgrounds. Commuters are well-served, with excellent transport links to Norwich city centre, just a short drive away, offering a vibrant mix of shopping, dining, and cultural attractions. With a peaceful atmosphere and practical accessibility, Macmillan Way is a perfect blend of rural charm and contemporary convenience.



## Macmillan Way

Upon entering the property, you are welcomed into an entrance hall which provides access to a convenient WC. To the left, you will find a spacious living room with a window to the front aspect, offering a bright and inviting ambience. The living room seamlessly flows into a dining room, complete with French doors that open up to the enclosed garden.



The dining room conveniently connects to the modern kitchen, featuring a range of fitted units, double oven, gas hob, and plumbing for a dishwasher and washing machine. The kitchen also benefits from a window to the rear aspect and a door leading out to the garden, making it ideal for both family meals and entertaining guests.

Upstairs, the property boasts three well-appointed bedrooms, including a master bedroom with an ensuite and built-in wardrobes for added convenience. A family bathroom with a panelled bath, glass shower screen, dual flush W.C., and pedestal washbasin completes the first floor accommodation.

Outside, the property offers a brick-weave driveway providing parking for one car, along with a garage with light and power, perfect for storage or parking. The front garden is thoughtfully landscaped with low-maintenance shingling and a paved pathway leading to the entrance.

The rear garden is enclosed by wooden fencing and predominantly laid to lawn with mature borders, a paved patio area, and a timber playhouse, providing a perfect space for outdoor relaxation and entertaining.

### Agents Notes

We understand this property will be sold freehold, connected to all main services

Council Tax band: C

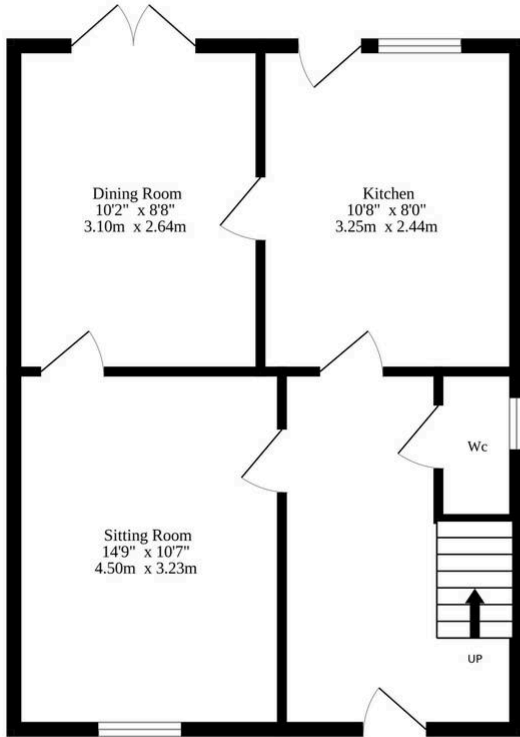
Tenure: Freehold

EPC Energy Efficiency Rating: C

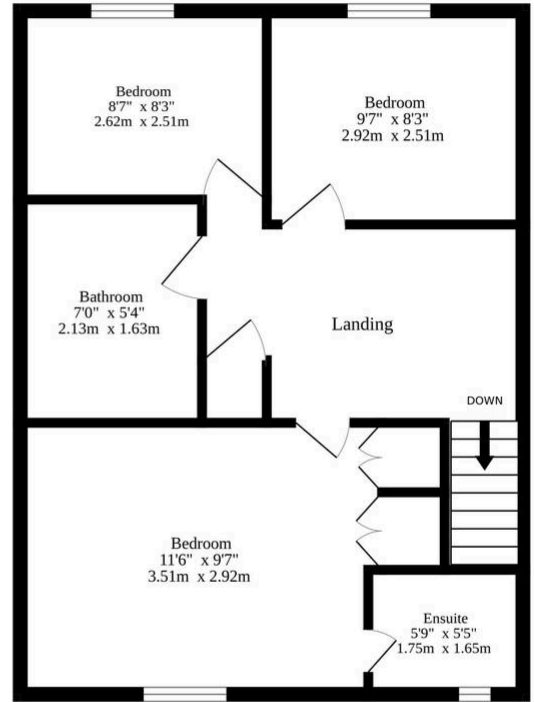
EPC Environmental Impact Rating: C



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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