



Taylor Way, Little Plumstead - NR13 5FG

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Taylor Way

Little Plumstead, Norwich

This IMMACULATE semi-detached home enjoys a LARGER than average GARDEN along with a USEFUL 16' BRICK BUILT STORE - offering POTENTIAL (stp). Allocated PARKING can be found to the rear, whilst an abundance of GREEN SPACE can be found on your door step. The accommodation includes a HALL ENTRANCE leading to the 16' SITTING ROOM with built-in STORAGE, with the KITCHEN stretching across the rear and leading to a useful W.C. Upstairs, TWO BEDROOMS lead off the landing, with the larger BOASTING TWO WINDOWS and a BUILT-IN WARDROBE. The family bathroom and shower complete the property.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Home
- Hall Entrance & Separate Cloakroom
- Sitting Room & Modern Kitchen
- Two Double Bedrooms
- Family Bathroom with Shower
- Enclosed Landscaped Gardens
- Attached Brick Built Store with Potential
- Allocated Parking

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.

IN SUMMARY

This IMMACULATE semi-detached home enjoys a LARGER than average GARDEN along with a USEFUL 16' BRICK BUILT STORE - offering POTENTIAL (stp). Allocated PARKING can be found to the rear, whilst an abundance of GREEN SPACE can be found on your door step. The accommodation includes a HALL ENTRANCE leading to the 16' SITTING ROOM with built-in STORAGE, with the KITCHEN stretching across the rear and leading to a useful W.C.



Upstairs, TWO BEDROOMS lead off the landing, with the larger BOASTING TWO WINDOWS and a BUILT-IN WARDROBE. The family bathroom and shower complete the property.

SETTING THE SCENE

Set back from the road and accessed via a hard standing footpath, the shingled front garden is low maintenance with a shared driveway leading to the rear parking area and brick built store which adjoins the main property.

THE GRAND TOUR

Heading inside the hall entrance is finished with fitted carpet, with space for coats and shoes, whilst stairs rise to the first floor landing, and a door takes you to the main sitting/dining room with a front facing uPVC double glazed window. Useful built in storage can be found under the stairs with fitted carpet underfoot and a door taking you to the rear kitchen which stretches across the rear width of the property. The kitchen itself offers a range of wall and base level units, with integrated cooking appliances including a gas hob and built-in electric double oven with an integrated fridge/freezer and washing machine. The wall mounted gas fired central heating boiler is tucked away in a cupboard to one corner, with tiled splash-backs running around the work surfaces. A window and door face to the rear garden whilst a ground floor WC is tucked around the corner and finished with a two piece suite and tile splash-backs.

Heading upstairs, the carpeted landing offers a window to side with doors taking you to the two bedrooms including the larger double bedroom to front with built-in wardrobes and sliding mirrored doors. The second bedroom faces to the rear, with the family bathroom adjacent complete with a white three piece suite. A shower can be found over the bath with tiled splash-back and heated towel rail.

FIND US

Postcode : NR13 5FG

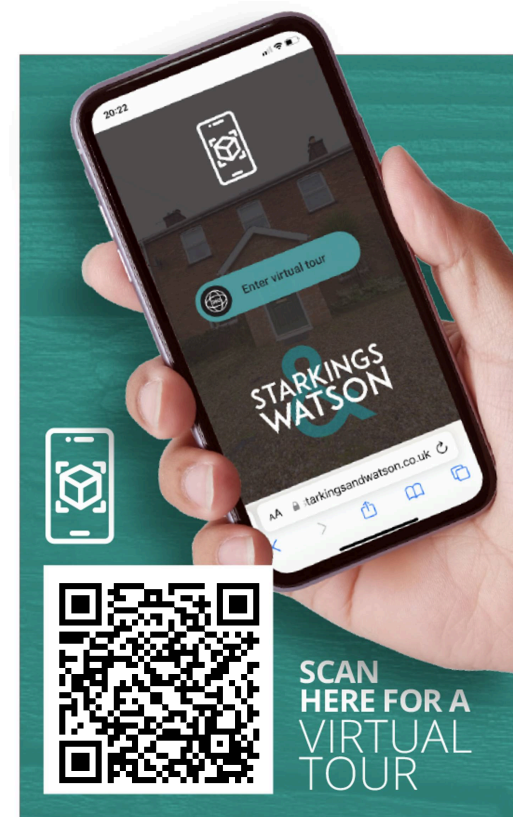
What3Words : ///wrong.gravel.thick

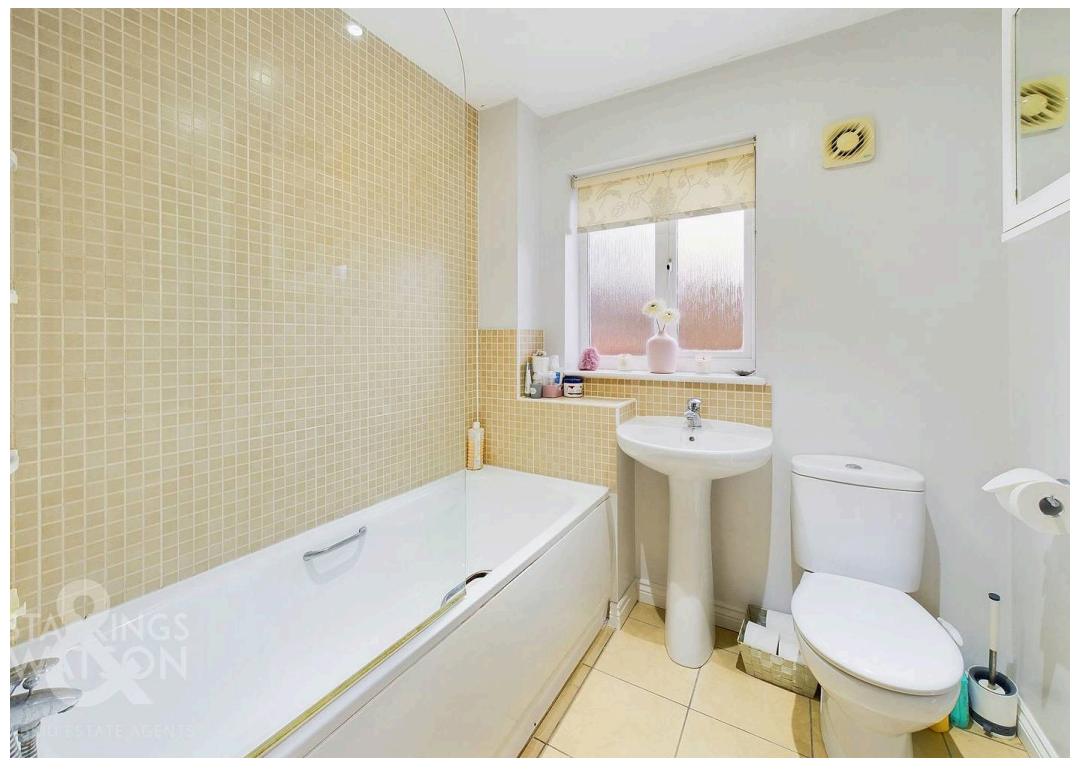
VIRTUAL TOUR

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

AGENTS NOTE

Annual service charges are due for the upkeep of communal green space.



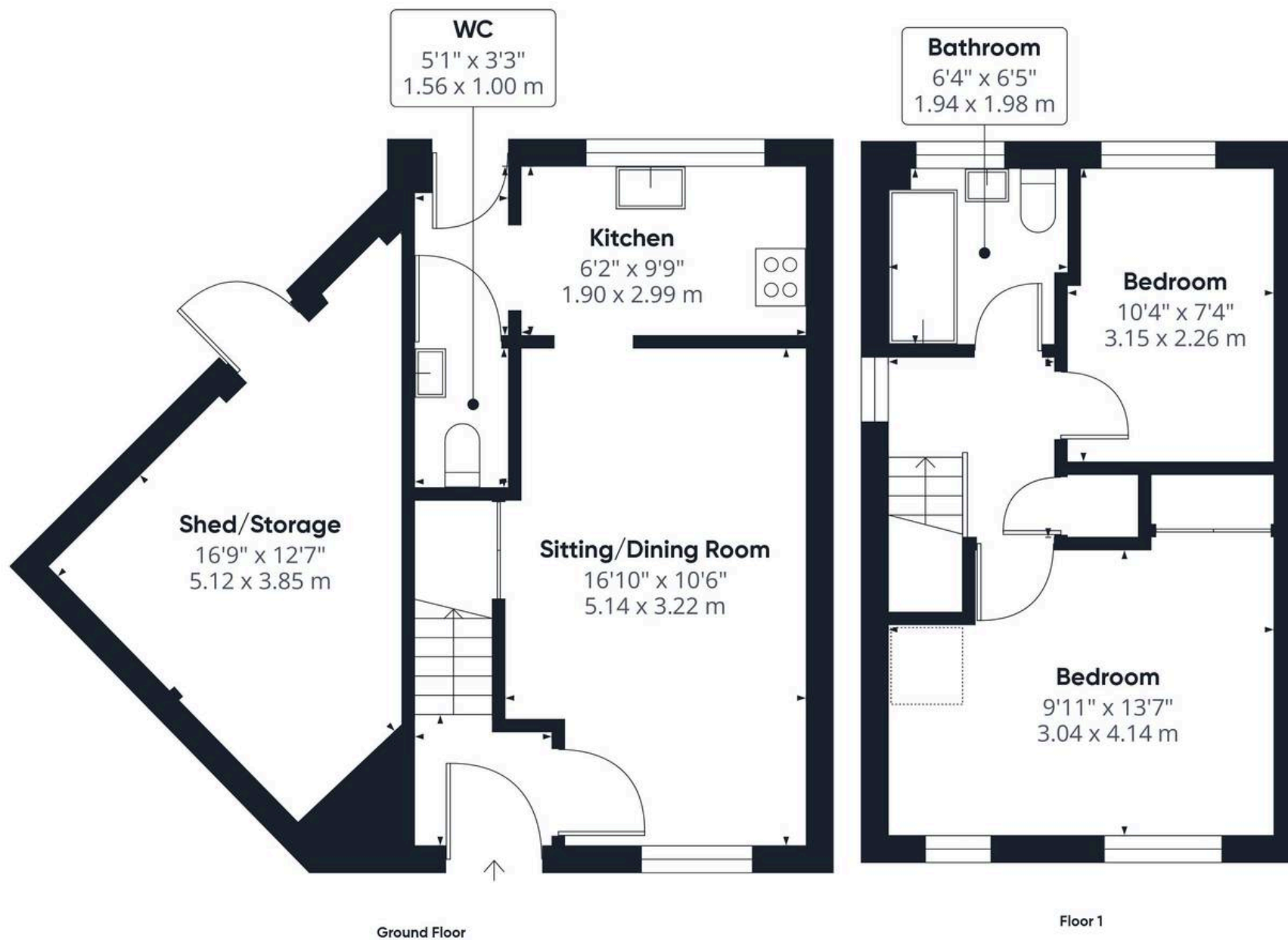




THE GREAT OUTDOORS

Heading outside the rear garden offers a larger than average space whilst being mainly laid to lawn with enclosed timber panel fencing and planted borders. A patio seating area can be found at the far corner with a raised pond and shingled area, ideal for displaying potted plants, whilst a further storage area can be accessed via double timber gates with a range of planting. Access leads to the communal car parking, and a door into the adjacent brick built store providing fantastic storage via a pedestrian door in the garden with storage above in the roof space. This useful space offers power and light and a huge array of possibilities subject to planning.





Approximate total area⁽¹⁾

740.02 ft²

68.75 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 • <http://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.