



Church Road, Great Plumstead - NR13 5ER

**STARKINGS
& WATSON**

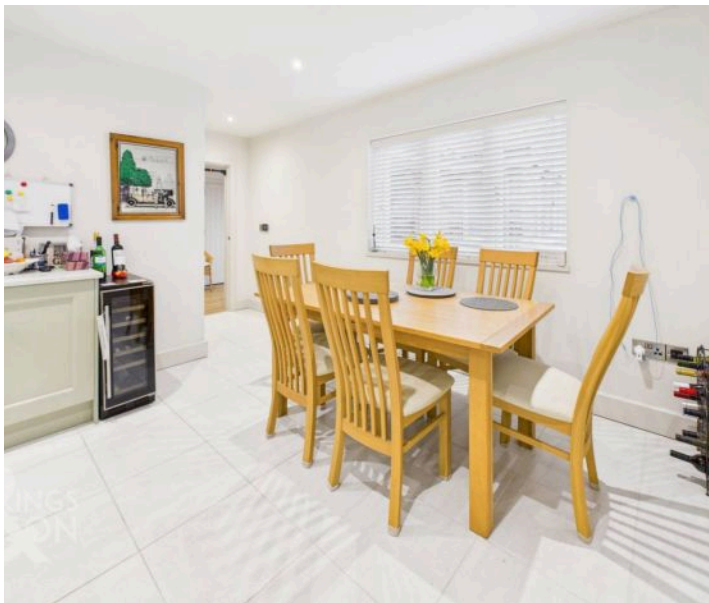
HYBRID ESTATE AGENTS



Church Road

Great Plumstead, Norwich

Motivated vendors! This HIGH SPECIFICATION detached bungalow, built in 2020, presents a rare opportunity to acquire a CONTEMPORARY HOME in a peaceful RURAL VILLAGE setting with sweeping FIELD VIEWS. Extending to approximately 1338 Sq. ft (stms), the property sits on a generous 0.16 ACRE PLOT (stms) and is thoughtfully designed for MODERN LIVING. The heart of the home is a stunning 26' DUAL ASPECT SITTING ROOM, flooded with natural light and centred around a STYLISH WOOD BURNER, creating a welcoming space for relaxation and entertaining. The impressive 19' KITCHEN/BREAKFAST ROOM features COMPOSITE WORK SURFACES, high-quality cabinetry, and ample space for dining, complemented by a SEPARATE UTILITY ROOM for added convenience. THREE WELL PROPORTIONED BEDROOMS provide flexible accommodation, including a PRINCIPAL SUITE with a private EN SUITE SHOWER ROOM, while a contemporary family bathroom serves the remaining bedrooms.



The property benefits from a LARGE DRIVEWAY providing ample off-road parking, leading to an INTEGRAL GARAGE with an electric up and over door. The OUTDOOR SPACE is EQUALLY IMPRESSIVE, designed to make the most of the idyllic countryside surroundings. The enclosed REAR GARDEN offers a wonderful sense of privacy with timber panel fencing to the sides and timber post and rail fencing at the rear, allowing UNINTERRUPTED VIEWS across the adjacent FARMLAND.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Motivated Vendors!
- High Specification 2020 Built Detached Bungalow
- Rural Village Setting with Field Views
- Approx. 1338 Sq. ft (stms) of Accommodation
- Approx. 0.16 Acre Plot (stms) with a Large Drive & Garage
- 26' Dual Aspect Sitting Room with Central Wood Burner
- 19' Kitchen/Breakfast Room with Composite Work Surfaces & Separate Utility Room
- Three Bedrooms, En Suite & Family Bathroom



The Broadland Village of Great Plumstead is located East of the Cathedral City of Norwich within easy access to the Norfolk Broads, and some four miles from the City Centre of Norwich. The village itself offers various green spaces and within close proximity of the village is the Little Plumstead Primary School and Blofield Primary School which was rated the second best school in Norfolk.

SETTING THE SCENE

Occupying an elevated position set back from the road and approached via a block-paved driveway, timber post and rail fencing encloses the front garden, with an area of lawn and planting. Ample off road parking and turning space can be found, with access leading to the integral garage and paved entrance path.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space, with wood effect flooring underfoot and underfloor heating, along with a range of built-in storage, and loft access hatch. Doors lead to the bedroom and living accommodation, whilst double doors take you to the formal sitting room. A central feature exposed brick fireplace with an Inset cast iron wood burner creates a focal point to this dual aspect room. Views can be enjoyed via the front facing bay window and through the rear facing French doors - across the gardens and fields beyond. Wood effect flooring flows through the space, with underfloor heating and ample space for a range of soft furnishings. The kitchen sits to the front of the property, with twin side facing windows offering a high degree of natural light. The kitchen itself offers a luxurious high quality feel with composite work surfaces and an extensive range of built-in storage units. Integrated cooking appliances include an inset electric ceramic hob and built-in eye level electric double oven, with integrated fridge freezer and dishwasher, with tiled flooring and underfloor heating, with space for a dining table.

A door takes you to the adjacent utility room finished in a matching style and design, with space for a washing machine and tumble dryer, continued tiled flooring and underfloor heating, along with a side access door. The three bedrooms lead off the main hall entrance, each finished with wood effect flooring and underfloor heating, with the larger bedroom including a built-in wardrobe with views across the garden. Each of the bedrooms offer a variety of uses as further reception or bedroom accommodation, whilst the main bedroom includes a private ensuite shower room finished to a high specification with quality fixtures and fittings. The shower room includes a white three piece suite with a wall mounted hand wash basin including storage below, and a large walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower and tiled splash-backs. The main family bathroom is finished in a similar style and design, with a contemporary white three piece suite including storage under the wall mounted hand wash basin, tiled bath with a thermostatically controlled twin head rainfall shower and glazed shower screen, heated towel rail and fully tiled walls.

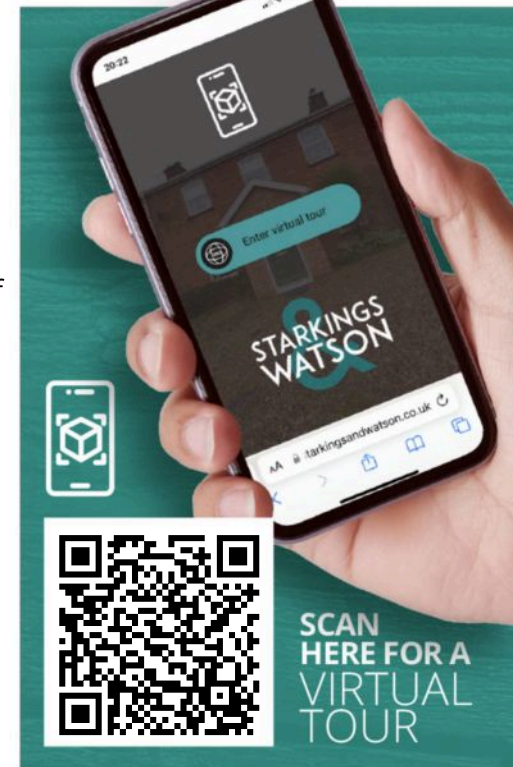
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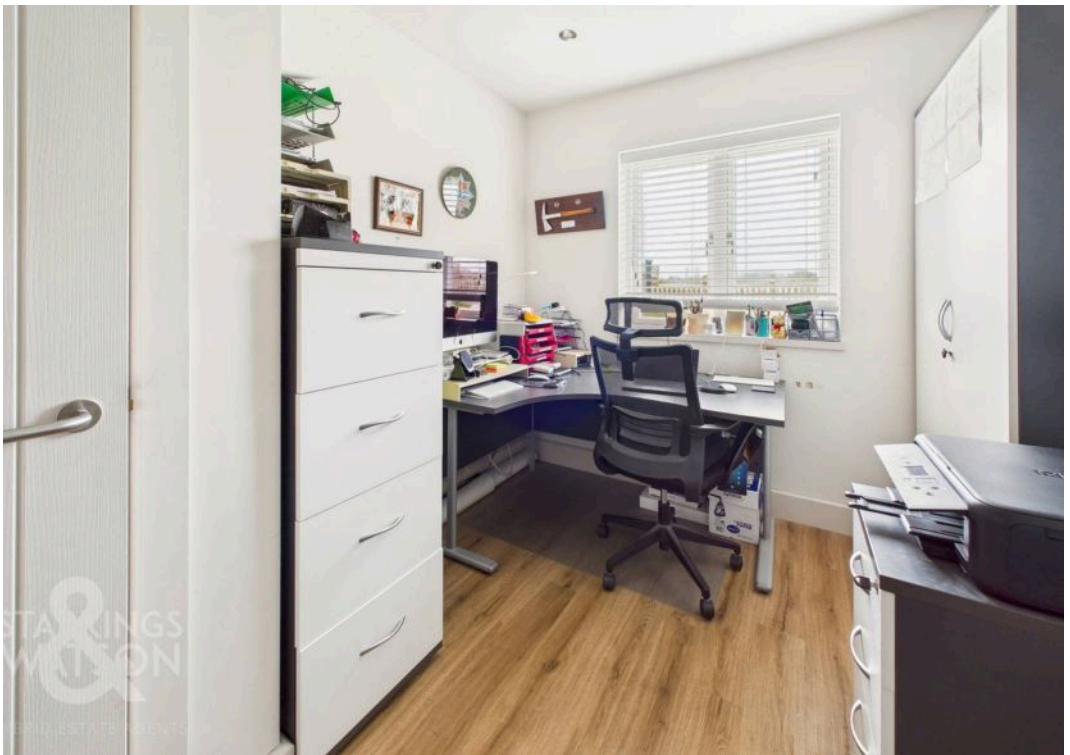
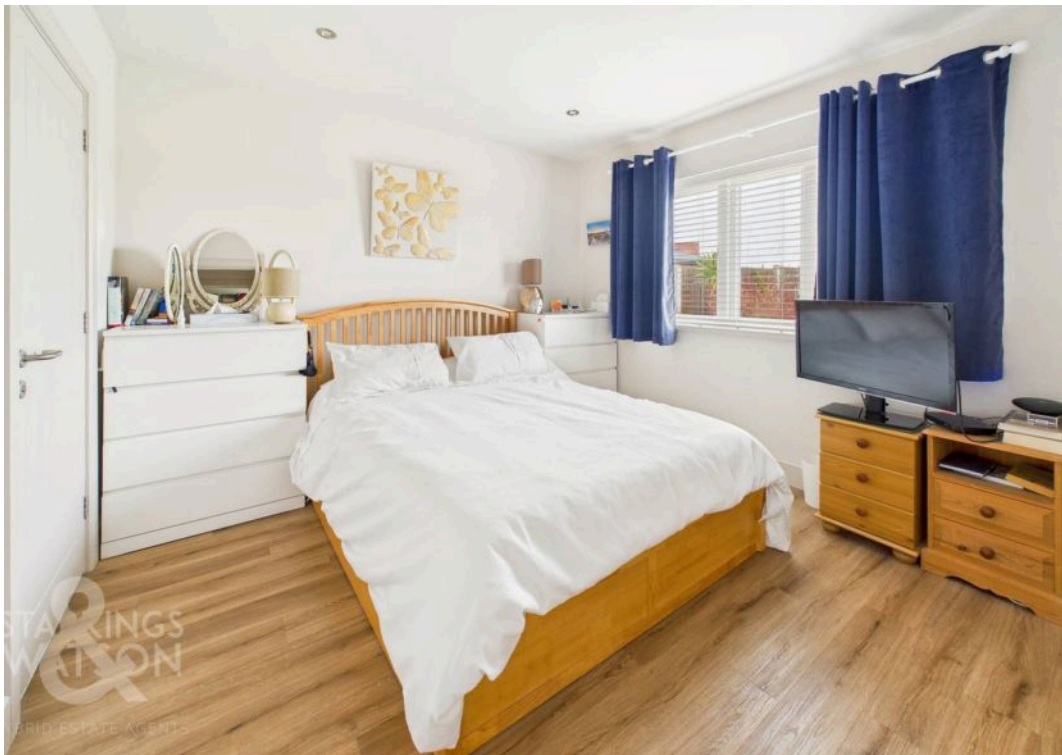
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing and timber post and rail fencing to the rear, allowing views across the adjacent farmland. The garden is laid to lawn with a full width patio running across the rear of the bungalow - with an adjacent timber built storage shed to one side. An outside water supply and range of lighting, planting can be found to the borders and boundary, with a gated access leading to the front driveway where the garage can be found. The garage is accessed via an electric up and over door to front with a rear access door, power and lighting.





Approximate total area⁽¹⁾

1338 ft²

124.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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