



Nelson Drive, Little Plumstead - NR13 5FL



## 9 Nelson Drive

Little Plumstead, Norwich

Guide Price £165,000-£175,000. This attractive FREEHOLD COACH HOUSE APARTMENT offers approximately 536 sq. ft (stms) of WELL-PLANNED living accommodation, presented in EXCELLENT ORDER throughout. Accessed via its own PRIVATE HALL ENTRANCE, the property provides a welcoming first impression and features two useful STORAGE CUPBOARDS on the landing, ideal for coats, shoes or household essentials. The spacious 16' SITTING/DINING ROOM is light and airy, offering ample space for both relaxation and entertaining and enjoying a FULL HEIGHT WINDOW to front. This room seamlessly connects to a modern 10' OPEN PLAN KITCHEN/BREAKFAST ROOM, which is fitted with a range of modern units and integrated COOKING APPLIANCES, making it a practical and stylish space for cooking. The DOUBLE BEDROOM is generously proportioned and benefits from BUILT-IN WARDROBES, ensuring plenty of storage. A well-appointed EN SUITE BATHROOM features a SHOWER over the bath. Additional advantages include a SUBSTANTIAL 17' GARAGE, perfect for SECURE PARKING or further storage, as well as a ground floor lockable storage cupboard. The property also benefits from off-road parking.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Freehold Coach House Apartment
- Approx. 536 Sq. ft of Living Accommodation
- Private Hall Entrance with Useful Storage
- 16' Sitting/Dining Room & 10' Open Plan Kitchen
- One Double Bedroom with Built-in Wardrobes
- En Suite Bathroom with Shower
- 17' Garage & Ground Floor Storage Cupboard
- Off Road 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.



## SETTING THE SCENE

Approached via a brick-weave frontage, access leads to the main entrance door, with an archway taking you to a communal parking area, where the access can be found leading to the garage and internal storage. Parking can be found directly in front of the garage.

## THE GRAND TOUR

Once inside, the hall entrance includes a recessed barrier mat with stairs rising to the first floor landing, finished with two useful built-in storage cupboards and a rear facing window. A door leads into the main open plan living and kitchen area, whilst the main sitting space is finished with fitted carpet, rear facing window and full height front facing window which floods the room with excellent natural light. A door leads off to the main bedroom whilst the kitchen is open plan with tiled flooring flowing underfoot. The kitchen units form an L-shape arrangement with rolled edge work surfaces and tiled splash-backs along with integrated cooking appliances including an inset gas hob and built-in electric oven with extractor fan above. Space is provided for general white goods including a fridge and washing machine, with a breakfast bar sitting to one side. The main bedroom is a fantastic size with fitted carpet underfoot, front facing window and range of built-in wardrobes. A door leads off to the en suite bathroom which is finished with a white three piece suite including a mixer shower tap and glazed shower screen over the bath, tiled splash-backs and tiled effect flooring.

## FIND US

Postcode : NR13 5FL

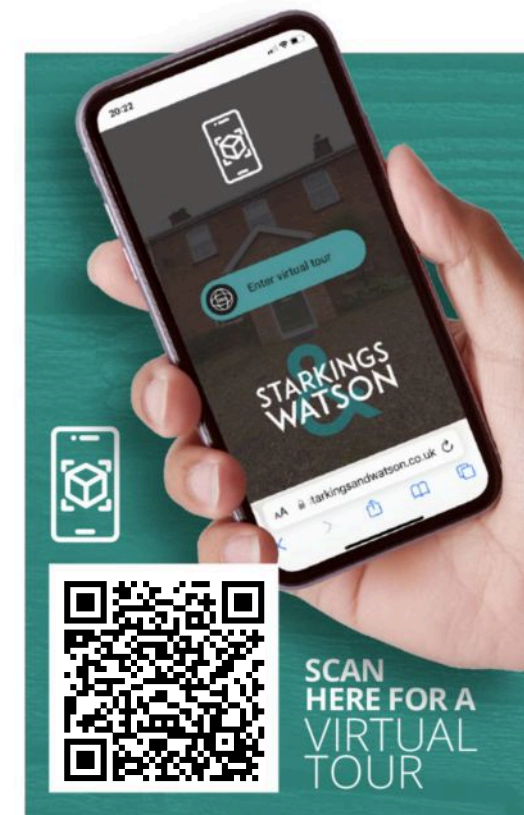
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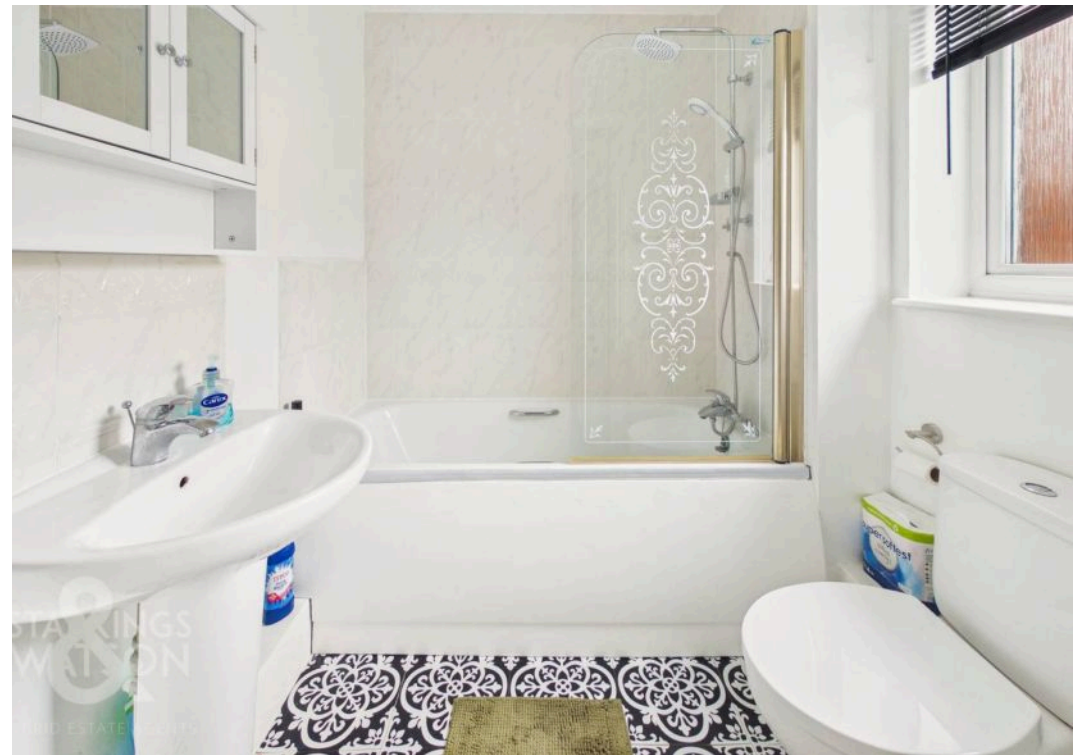
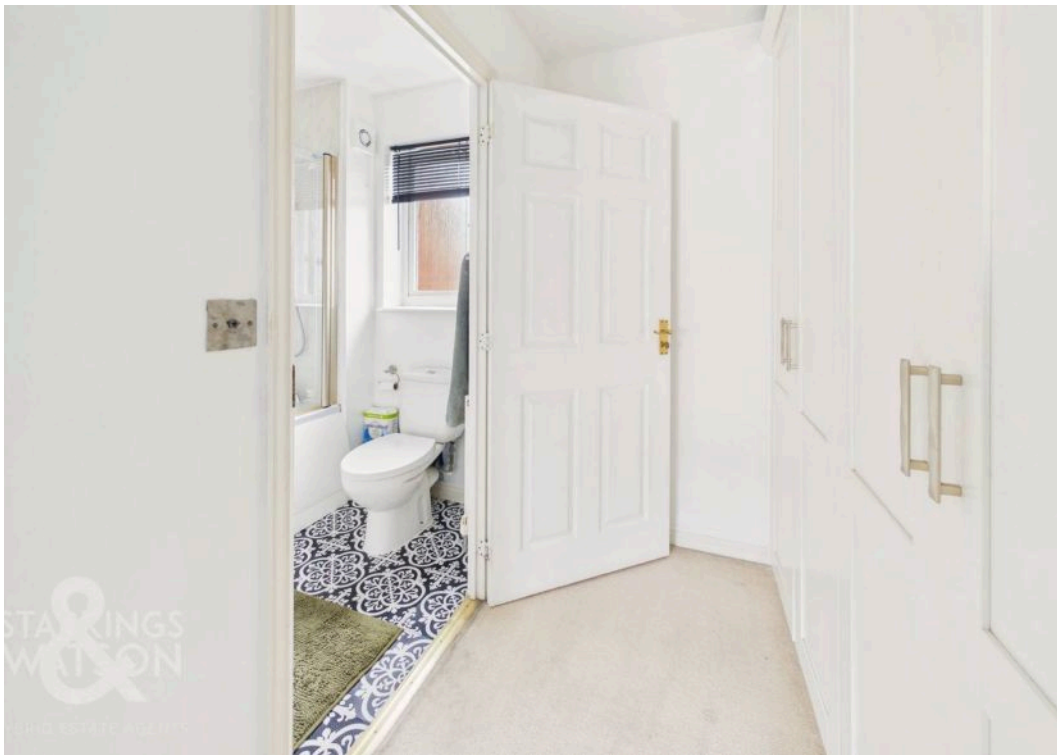
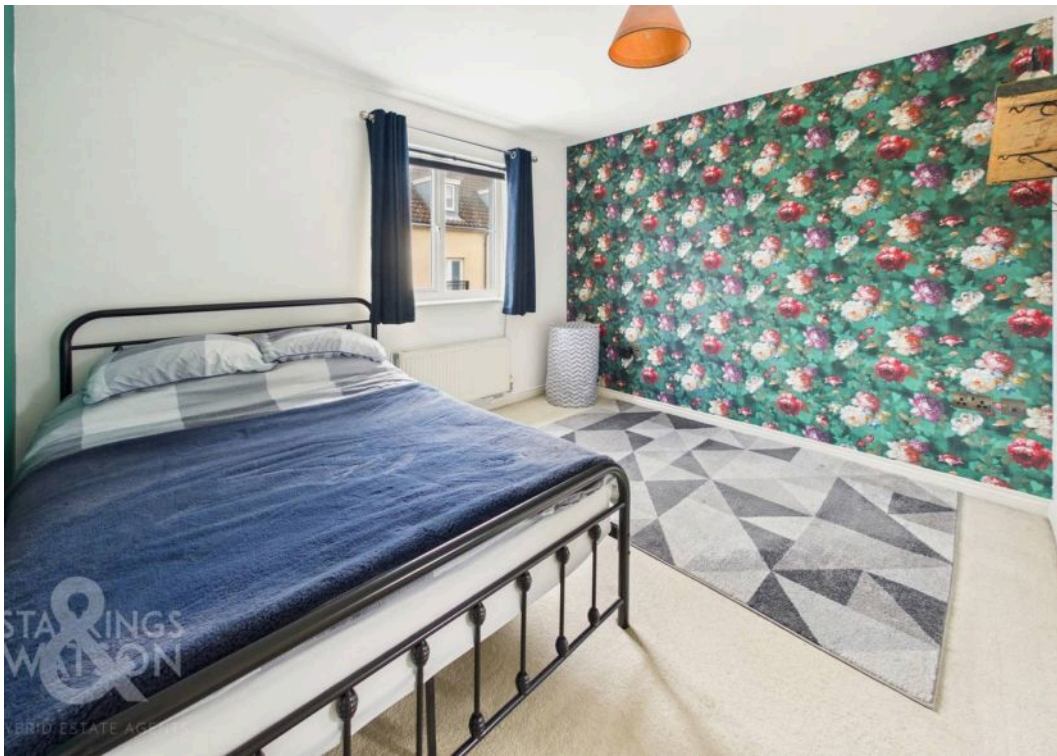
## VIRTUAL TOUR

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

## AGENTS NOTES

An annual service charge in the region of £200 applies for the upkeep of communal green space within the parking are

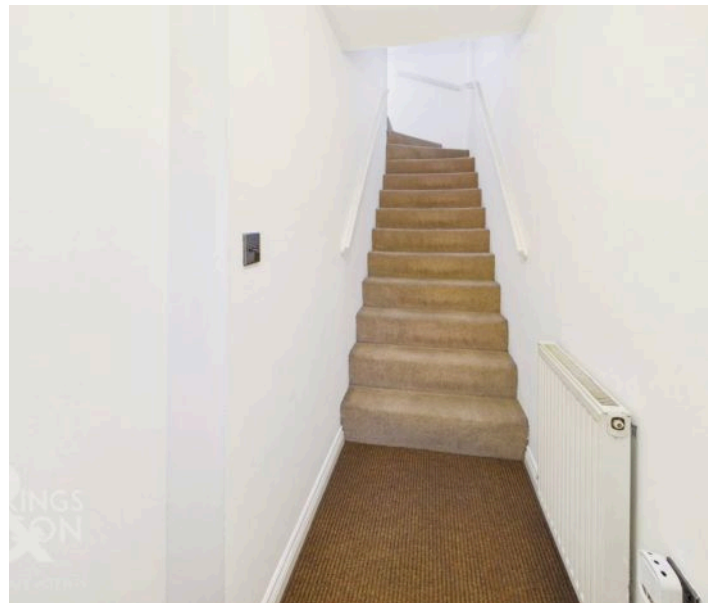


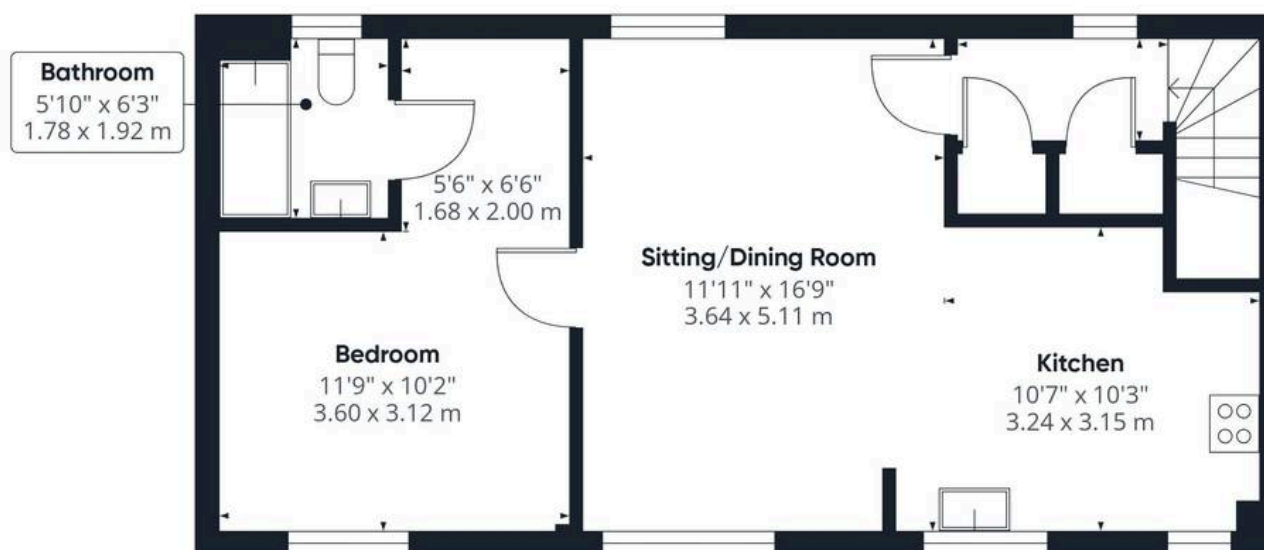
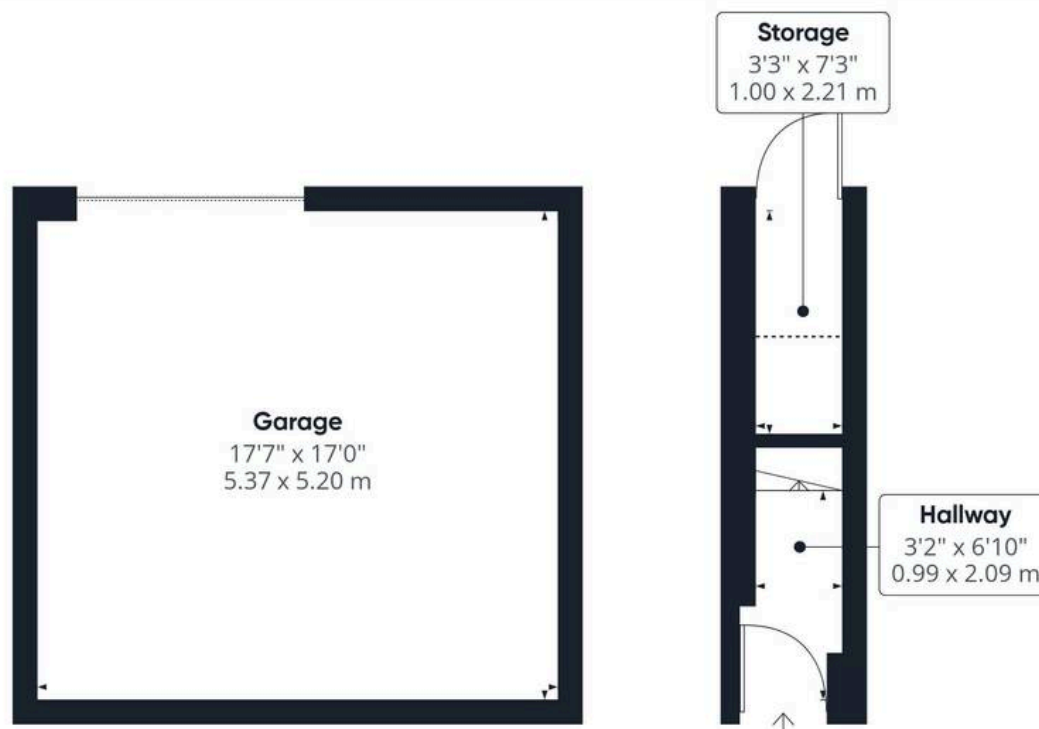




## THE GREAT OUTDOORS

Whilst there are no formal outside spaces with the property, the development includes a range of open green spaces. Storage is plentiful within the ground floor area of the property, including within the main entrance hall under the stairs, where a lockable storage cupboard can be found. The oversized garage offers a single up and over door to front with an extensive range of power and lighting installed.





**Approximate total area<sup>(1)</sup>**

896 ft<sup>2</sup>

83.2 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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