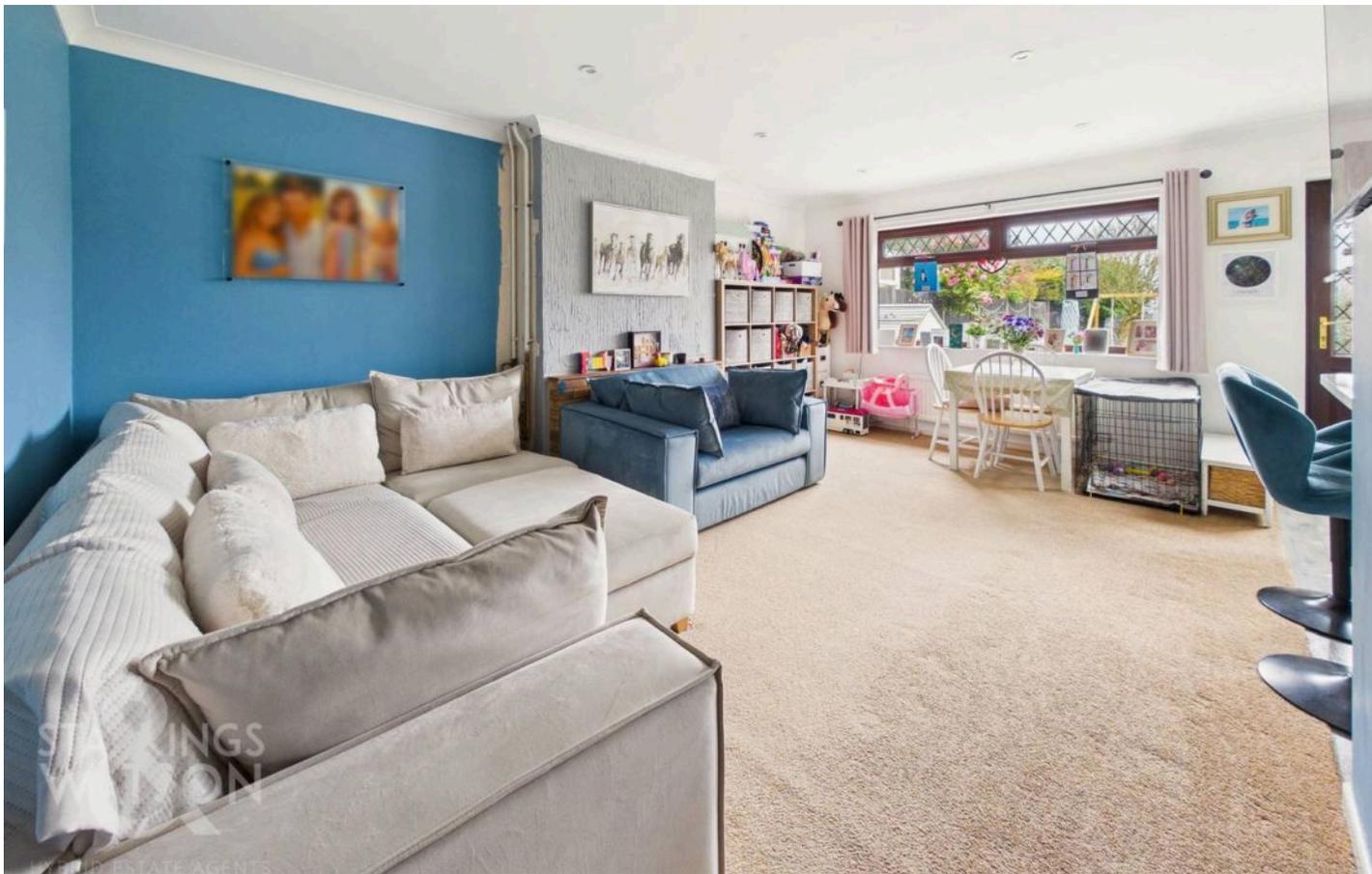




Highefield, Little Plumstead - NR13 5JA



## Highfield

Little Plumstead, Norwich

Nestled in a peaceful RURAL CUL-DE-SAC, this beautifully UPDATED semi-detached BUNGALOW is the perfect BLEND of MODERN COMFORT and COUNTRYSIDE CHARM. The property has been thoughtfully MODERNISED throughout, offering a bright and airy OPEN PLAN LIVING SPACE that seamlessly connects the living and dining areas. The NEWLY INSTALLED KITCHEN features contemporary units, a BREAKFAST BAR for casual dining, and integrated appliances, making it ideal for both every-day living and entertaining guests. There are TWO well-proportioned BEDROOMS, each with ample natural light and neutral décor, providing restful retreats at the end of the day. The RE-FITTED FAMILY BATHROOM is finished to a high standard, complete with a SHOWER over the bath with an EYE CATCHING SPLASH-BACK, and quality fixtures. Additional practical features include gas fired CENTRAL HEATING and double glazing, ensuring year-round comfort. A TANDEM GARAGE and private driveway provide generous off-road parking as well as useful storage solutions. The REAR GARDEN has been newly landscaped to offer an expansive lawn, fully enclosed with timber panel fencing for privacy and security. A full width patio sweeps across the rear of the bungalow, creating an ideal setting for alfresco dining, family gatherings, or simply relaxing in the sun.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-Detached Bungalow in Rural Cul-De-Sac Setting
- Updated & Modernised Interior
- Open Plan Living
- Newly Installed Kitchen with Breakfast Bar
- Two Bedrooms
- Re-fitted Family Bathroom with Shower
- Large Garden with New Patio Seating
- Tandem Garage & Driveway

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

With a low maintenance hardcore frontage creating further parking, the shingle driveway offers tandem parking for several vehicles, with access leading to the main entrance and adjacent garage.

## THE GRAND TOUR

Stepping inside, attractive wood effect flooring flows underfoot, with a useful built-in storage cupboard and further cloaks cupboard. Doors lead off to the bedroom and living accommodation, with the main living room located to the rear of the property, fully open plan and enjoying garden views. The sitting/dining area offers fitted carpet underfoot with a feature fireplace and attractive wood panelling. The large rear facing window floods the room with excellent natural light, with the kitchen being open plan and including wood effect flooring underfoot. The kitchen is created with an extensive range of storage units including a breakfast bar and integrated cooking appliances comprising an inset electric ceramic hob and built-in eye level electric oven, with tiled splash-backs running around the work surface. Integrated appliances include a fridge freezer with space provided for washing machine. A further window and door lead out to the rear garden - creating a seamless flow during the summer months. The two bedrooms are both finished with fitted carpet and uPVC double glazing, whilst being served by the modernised family bathroom which offers a white three piece suite including a shaped panelled bath, with a glazed shower screen and thermostatically controlled twin head rainfall shower. Attractive splashbacks create a focal point to the room with wood effect flooring underfoot and a heated towel rail.

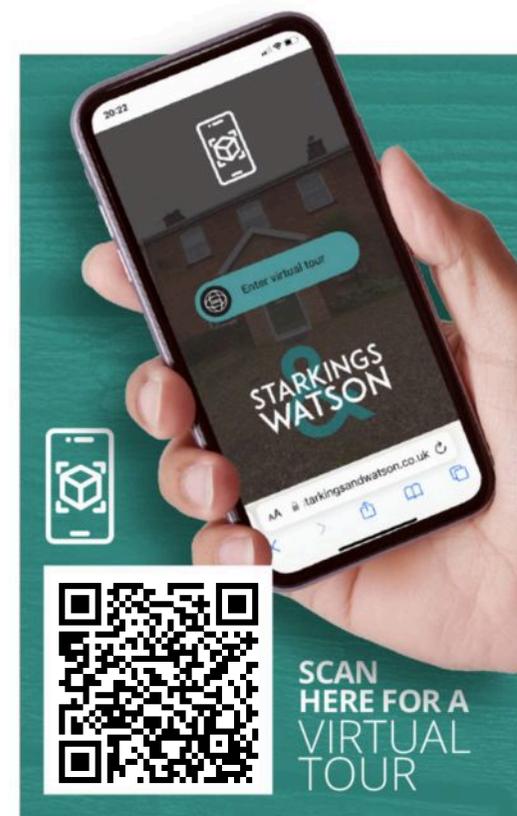
## FIND US

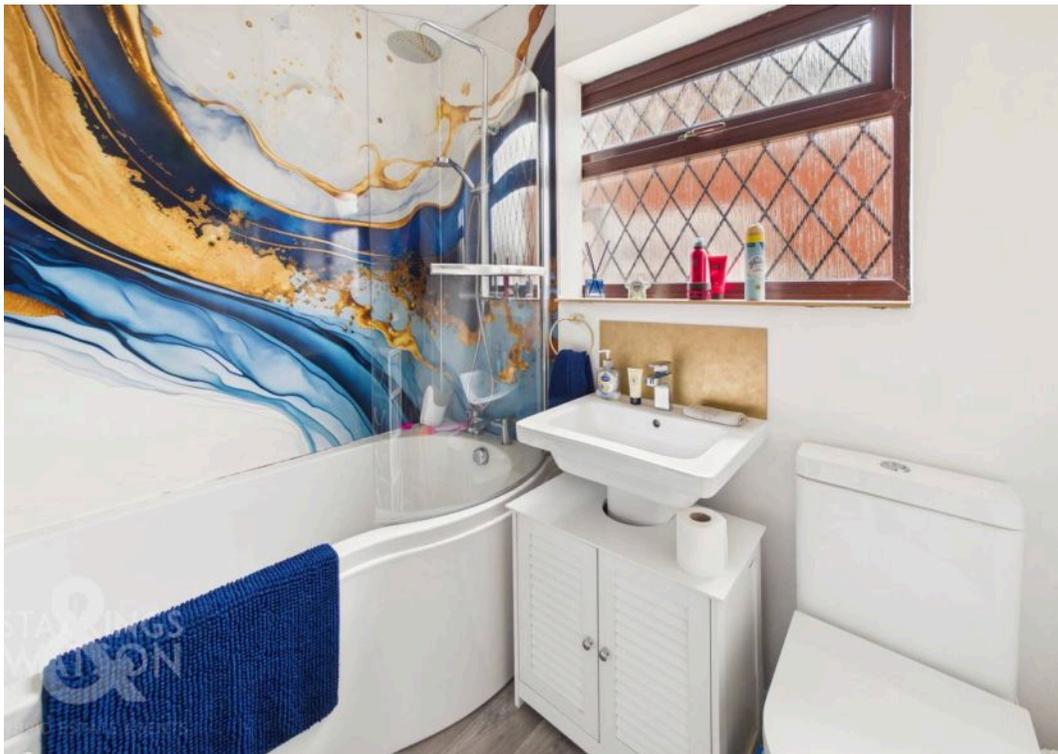
Postcode : NR13 5JA

What3Words : ///smoke.lakes.sooner

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Heading outside, the rear garden has been newly landscaped to include a large lawned expanse, enclosed within timber panel fencing. A full width patio sweep across the rear bungalow, creating the ideal space for entertaining and outside dining, with an outside water supply and gated access to the driveway. As you head up the garden, a range of trees and shrubbery can be found, with a storage shed and greenhouse along with a useful side access into the garage. The garage is oversized and includes an up and over door to front, window to rear, power and lighting.





Ground Floor Building 1



Ground Floor Building 2

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

890 ft<sup>2</sup>

82.7 m<sup>2</sup>

(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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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.