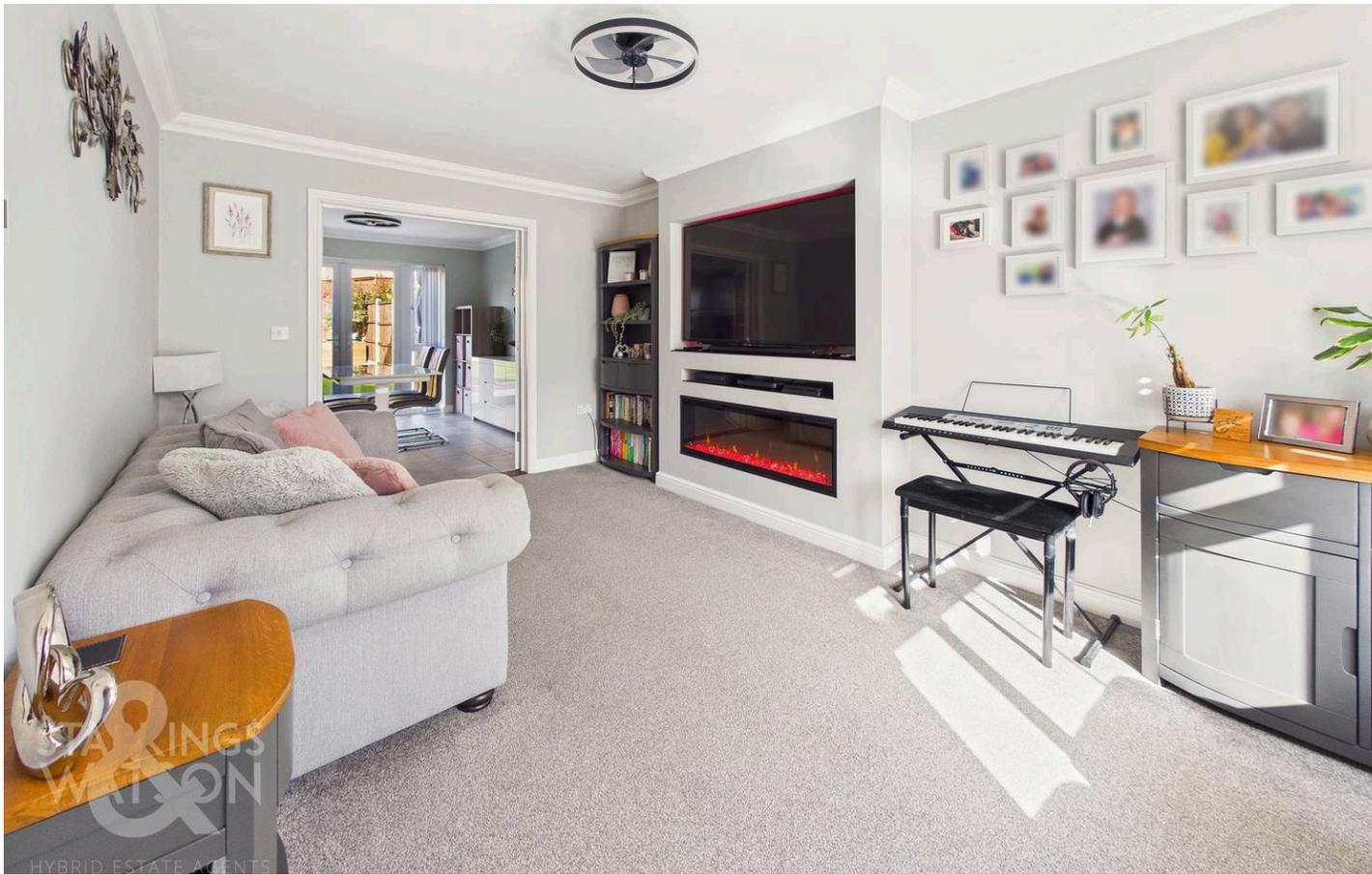




Old Hall Road, Little Plumstead - NR13 5FA

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Old Hall Road

Little Plumstead, Norwich

Presented in IMMACULATE CONDITION with modern décor throughout, this high quality built SEMI-DETACHED HOUSE is well positioned on the FRINGES OF THE DEVELOPMENT. Overlooking the surrounding GREEN SPACE, the property boasts generous side by side DRIVEWAY PARKING and a PRIVATE and ENCLOSED GARDEN to the rear, lovingly LANDSCAPED by the current vendors. The layout has a spacious and open feel throughout. With a 17' OPEN PLAN KITCHEN and DINING ROOM positioned to the rear, enjoying INTEGRATED APPLIANCES and EXTENSIVE STORAGE in the kitchen, whilst FRENCH DOORS open directly onto the garden and ensure the space is bathed in natural light. The adjacent 15' SITTING ROOM enjoys a front facing aspect, perfect for relaxation or those who like to entertain, further benefitting from a BESPOKE MEDIA WALL including an inset ELECTRIC FIRE and recesses for a television/ electronics. The HALLWAY ENTRANCE is tiled for ease of maintenance with decorative panelling continuing up the stairs to the first floor and useful tucked away storage beneath.



A conveniently positioned two piece W.C completes the accommodation, whilst UNDERFLOOR HEATING runs throughout the ground floor. Heading upstairs, doors open to THREE BEDROOMS, with the MAIN BEDROOM boasting bespoke FITTED WARDROBES and a private three piece ENSUITE SHOWER ROOM. The remaining bedrooms are served by a three piece FAMILY BATHROOM.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Semi-Detached House
- Positioned Overlooking Surrounding Green Space
- 15' Sitting Room With Bespoke Media Wall
- Rear Facing 17' Kitchen/ Dining Room With French Doors
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Landscaped Private & Enclosed Garden
- Side By Side Driveway 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

Set back from the road, a low maintenance frontage featuring slate shingle borders the resin path leading to the main entrance at the front of the property. The driveway is positioned adjacent and finished with brick weave, allowing for side by side parking, rarely available on the development. The home occupies a pleasant position overlooking surrounding green space with pathways, mature trees, and laid lawns, with a children's park just a stone's throw away.

THE GRAND TOUR

Heading inside, the light and bright hall entrance offers stairs rising to the first floor with generous integrated storage beneath, perfect for storing coats and shoes, and features decorative wall panelling that continues up the stairs. To the left, a conveniently positioned two piece W.C includes a wall mounted heated towel rail and vanity storage below the sink. Tiled flooring runs underfoot and continues to the rear of the home, into the 17' open plan kitchen and dining room. This is a perfect space for those who like to entertain, with French doors and uPVC double glazed windows offering panoramic garden views and ensuring the space enjoys plenty of natural light. The kitchen itself offers plentiful wall and base storage cupboards and integrated appliances including an electric oven and hob with a fitted extractor, a dishwasher, fridge and freezer. Ample space is available for formal dining and storage furniture, while double glass doors flow openly to the second reception space.

The 15' sitting room enjoys a front facing aspect overlooking the opposing green space, featuring carpeted flooring and a bespoke made media wall with an inset flush fit electric fire and space for a television and electronics.

Ascending to the first floor landing, loft access is available overhead, alongside a well sized airing cupboard that provides space for a tumble dryer. Doors lead to three bedrooms, starting with the spacious main bedroom, featuring carpeted flooring and bespoke fitted furniture including 'his and hers' wardrobes and an inset vanity area currently used to house a television. A further door opens to a private three piece en-suite shower room, boasting a fully tiled inset shower cubicle with a glass door, vanity storage, a wall mounted heated towel rail and a large backlit mirror. Next door, the second bedroom offers room for a large double bed and includes integrated double opening wardrobes. The third bedroom is currently used as a dressing and vanity room, offering versatility for use as a well sized single bedroom or home office, and features an integrated storage cupboard. At the end of the landing, the three piece family bathroom completes the accommodation with a bath, fully tiled splashbacks, and a wall mounted heated towel rail.

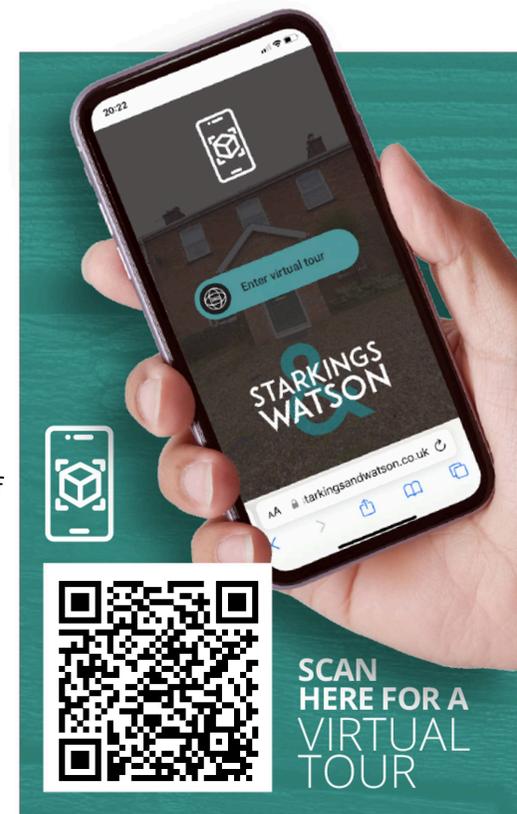
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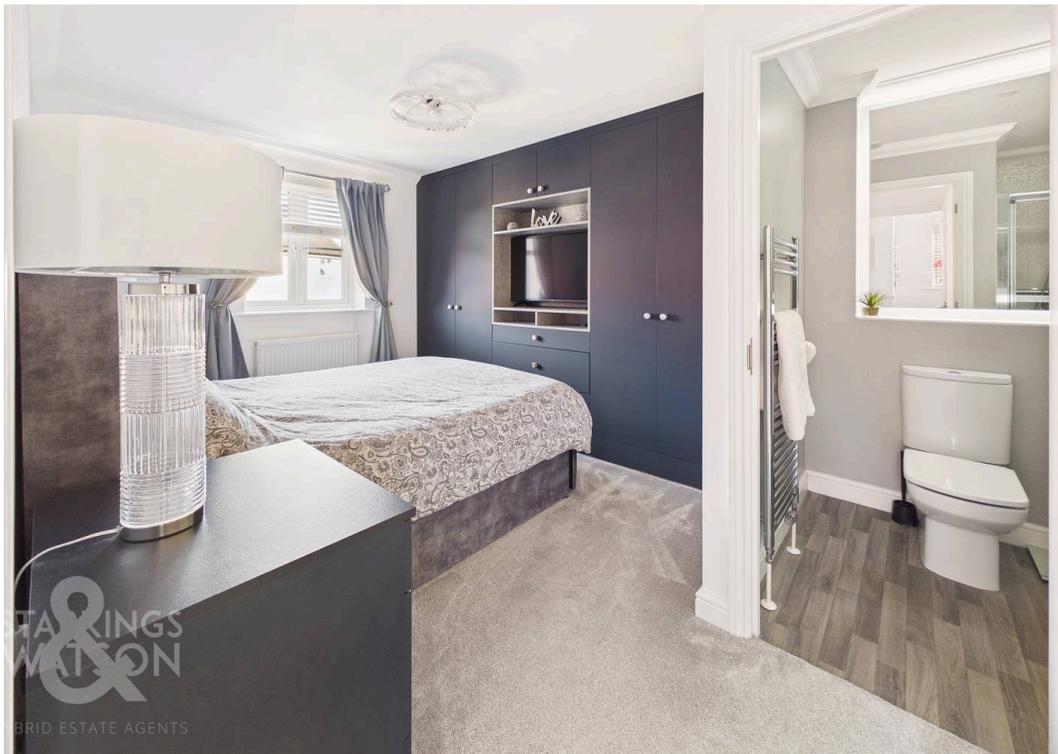
Postcode : NR3 5FA

What3Words : ///shower.scales.traps

VIRTUAL TOUR

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



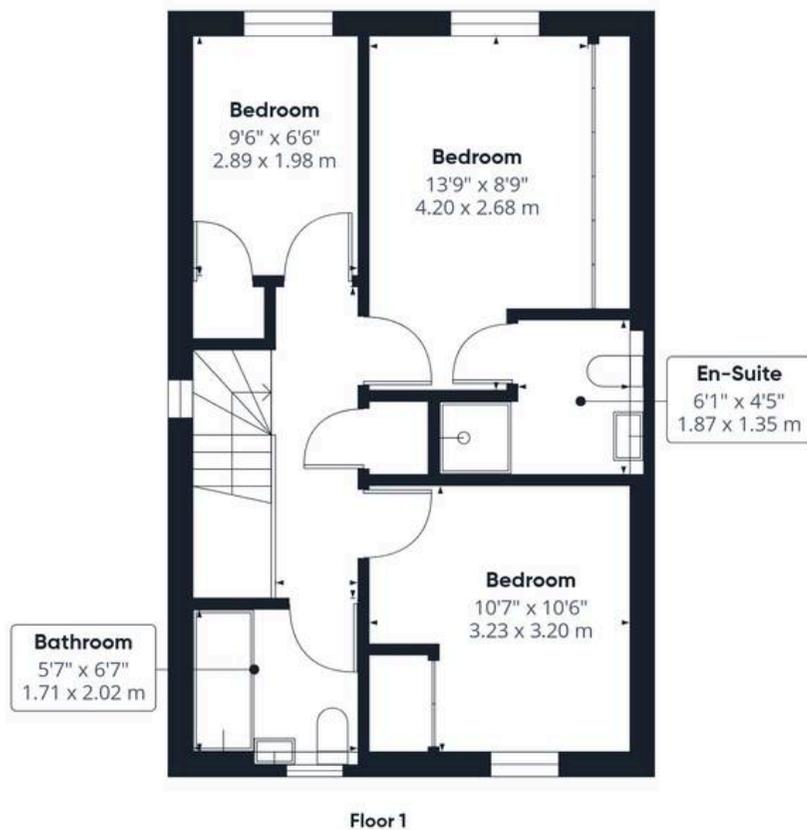
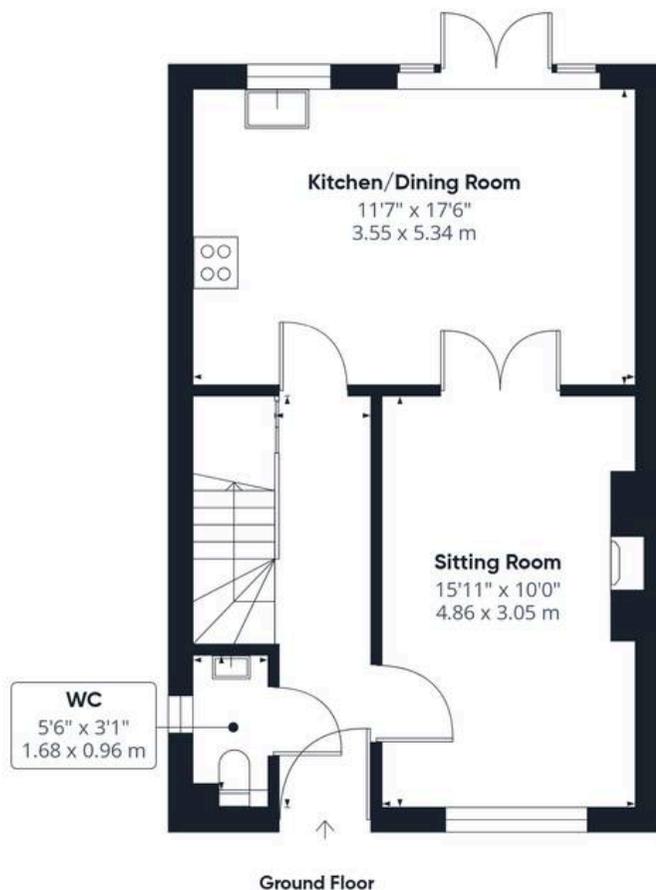




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and enjoys a west facing aspect. The space opens onto a well sized flagstone patio, perfect for outdoor furniture to enjoy the summer months, while decorative shingle borders the property and continues along either side to the end of the garden. Raised wooden borders lead to a substantial artificial lawn, with the foot of the garden offering raised flower beds home to various plantings and shrubs, cleverly designed with a central cut out for use as a bench to enjoy the warmer weather. The patio wraps around to the side of the property where a substantial storage shed or summer house can be found, featuring additional storage space behind and a wooden latch and brace gate providing convenient access to the front of the home.





Approximate total area⁽¹⁾

907 ft²
84.1 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.