Broad Lane, Great Plumstead, Norwich

Offers in Excess of £395,000 Freehold

Energy Efficiency Rating : 64

- Detached Family Home
- Close to Broadland Northway
- Approx. 0.4 Acre Plot (stms)
- Three Reception Rooms
- Kitchen/Breakfast Room
- Five Bedrooms
- Private Gardens & Patio
- Drive & Tandem Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
Having been a MUCH LOVED FAMILY HOME for MANY YEARS, this deceptively spacious detached family home occupies a plot of APPROX. 0.4 ACRES (stms), whilst being within a short drive to the new BROADLAND NORTHWAY - providing EXCELLENT ACCESS to the A11, A47 and the CITY CENTRE! Set back from the road, a generous driveway offers AMPLE OFF ROAD PARKING and a TANDEM GARAGE. To the inside, a highly flexible layout can be found, finished with double glazing and gas fired central heating. The accommodation comprises a porch and hall entrance, SITTING ROOM with CAST IRON WOOD BURNER, cloakroom, dining room, OPEN PLAN KITCHEN/BREAKFAST ROOM, 19’ GAMES/FAMILY ROOM, and conservatory to the ground floor. The first floor offers FIVE BEDROOMS, including the master bedroom with EN SUITE and family bathroom. The rear garden is a RARE FIND, given its size and aspect. A large patio and covered seating area create a fantastic entertaining space, with mature high level trees and hedging offering PRIVACY.

LOCATION
The rural, yet convenient village of Great Plumstead is only approximately five miles from Norwich City Centre, and is connected to the new Broadland Northway, offering easy access to the A11, the local network of rural villages, and the A47 and beyond. The village offers a wealth of countryside walks, and is close to the larger village of Brundall which offers a train station and shopping amenities, whilst the neighbouring village of Rackheath also offers a village shop. Various school are within a short drive, with buses leading to the High Schools.

DIRECTIONS
You may wish to use your Sat-Nav (NR13 5DA), but to help you...Leave Norwich on the A47 heading towards Great Yarmouth turning left, signposted Great Plumstead, prior to the Brundall roundabout. Continue along the road passing the village Church on the left. Continue along this road, reaching the crossroads with Middle Road, Hare Road and Low Road. Turn right onto Hare Road, which becomes Broad Lane, where the property can be found on the left hand side, indicated by our For Sale board.

Mature hedging screens this detached family home, with a shingle driveway and small lawned front garden, with mature planting and trees. Access leads to the house and adjoining garage, with gates either side leading to the rear garden.

uPVC double glazed entrance door to:

ENTRANCE PORCH
Wood effect flooring, exposed brick work, window to front and side, vaulted ceiling with exposed timber beams, cloaks storage space, door to:

ENTRANCE HALL
Fitted carpet, stairs to first floor landing, door to dining room and to:
SITTING ROOM
21' 5" x 14' 7" Max. (6.53m x 4.44m) Feature brick built fire place with space for a cast iron multi-fuel burner and timber mantle piece set upon a pamment tiled hearth, feature archway, fitted carpet, skirting radiator, television point, wall lighting, uPVC double glazed window to front, double glazed sliding patio doors to rear, opening to:

REAR LOBBY
Tiled flooring, doors to:

CLOAKROOM
Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, continued tiled flooring, built-in storage cupboard, extractor fan.

KITCHEN/BREAKFAST ROOM
18' 4" x 17' 6" Max. T-Shaped. (5.59m x 5.33m) Comprehensive fitted range of wall and base level units with complimentary rolled edge work surfaces, and insert one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker with extractor fan over, continued tiled flooring, space for dishwasher and fridge, glazed display cabinets and plate rack, space for dining table, radiator x2, double glazed window to side and rear x3, velux window to rear, door to rear garden, door to conservatory, open plan to:

DINING ROOM
14' 5" x 11' 11" Max. (4.39m x 3.63m) Fitted carpet, radiator, uPVC double glazed window to front, thermostat heating control, door to entrance hall, door to:

GAMES/FAMILY ROOM
19' 8" x 14' 5" (5.99m x 4.39m) Wood flooring, radiator, double glazed dual aspect windows to front and side, wall mounted gas fired central heating boiler with timer controls, wood panelling and dado rail, wall lighting, door to kitchen/breakfast room, smooth coved ceiling, sliding double glazed patio doors to:

CONSERVATORY
19’ 2” x 10’ 10” Max. (5.84m x 3.3m) Of brick and timber construction with double glazed windows to side and rear, double glazed French doors to rear garden, tiled flooring, television point, wall lighting, glass vaulted ceiling with ceiling fan and skylight, door to kitchen/breakfast room.

STAIRS TO FIRST FLOOR LANDING
Fitted carpet, doors to:

DOUBLE BEDROOM
14' 5" x 12’ 5” (4.39m x 3.78m) Fitted carpet, radiator, uPVC double glazed window to front.

DOUBLE BEDROOM
11’ 3” x 8’ 1” (3.43m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to rear.
FAMILY BATHROOM
White three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with electric shower, tiled walls and flooring, heated towel rail, uPVC obscure double glazed window to rear.

BEDROOM
11' 5" x 8' Max. (3.48m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in linen cupboard with storage shelving.

DOUBLE BEDROOM
14' 4" x 9' 3" Max. (4.37m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to front, loft access hatch.

DOUBLE BEDROOM
16' 8" x 14' 5" Max. (5.08m x 4.39m) Fitted carpet, radiator, double glazed window to front, television point, loft access hatch, built-in airing cupboard housing hot water tank and storage shelving, door to:

EN SUITE
Four piece suite comprising low level W.C, bidet with mixer tap, hand wash basin set within vanity unit with storage cupboard under, shower cubicle with electric shower, tiled splash backs and flooring, radiator, obscure double glazed window to rear, smooth ceiling.

OUTSIDE REAR
Sitting on a plot of approximately 0.4 Acres (stms), a large patio area extends from the kitchen and sitting room offering a fantastic family friendly space for the children to play, or for those that like to dine alfresco! A covered seating area overlooks the main garden, with a hint of the field views beyond, reinforcing the countryside setting the property occupies. A variety of mature planting, shrubbery and high level trees can be found to the sides and rear, along with a useful timber shed and greenhouse. Remaining non-overlooked, the garden is enclosed and gated to the front, with a further side garden, with an original well.

TANDEM GARAGE
32' 3" x 9' 3" (9.83m x 2.82m) Up and over door to front, uPVC double glazed window to rear, utility space with a ceramic butler sink and space for appliances, power and lighting.
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.