Astley Road, Little Plumstead, Norwich

Guide Price £350,000 Freehold

Energy Efficiency Rating: 82

- Detached Family Home
- Accommodation Over Three Floors
- Open Plan Living Space
- Views Over Woodland
- Four Double Bedrooms
- Two Family Bathrooms
- Ample Parking and Garage
- Private Rear Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
This DETACHED 2016 BUILT family home occupies a DELIGHTFUL SETTING opposite WOODLAND with an ENCLOSED GARDEN, parking and space for a further storage building (stp). The accommodation is arranged over three floors comprising entrance hall, OPEN PLAN SITTING/DINING ROOM and KITCHEN which is flooded with natural light through the bi-folding doors, and kept cosy with the WOOD BURNER in the sitting area. The DINING AREA offers space to entertain and a KITCHEN with CENTRAL ISLAND and APPLIANCES. The utility room and cloakroom complete the ground floor, with access to the integral garage which is perfect for conversion (stp). The first floor offers THREE DOUBLE BEDROOMS and a FAMILY BATHROOM, and the second floor offers a MASTER SUITE with a DOUBLE BEDROOM with ‘Velux Cabrio’ window that opens as a BALCONY, with ample space for wardrobes and dressing area, completed with the FOUR PIECE EN-SUITE. The rear garden is enclosed with timber panel fencing and laid to lawn with a patio.

LOCATION
The Village of Little Plumstead is located some eight miles outside of the 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 located close by in the Village of Blofield Heath, including shops with a Post Office, Church, and regular buses. A short drive provides access to the Broads of Salhouse, Ranworth and Brundall and the associated leisure activities.

DIRECTIONS
You may wish to use your Sat-Nav (NR13 5ET), but to help you...Leave Norwich via Plumstead Road, continue along Plumstead Road and Plumstead Road East over the mini roundabouts and out through the villages, past Dussindale and through the village of Thorpe End. Straight over at the roundabout and continue along this road turning right at the pink public house 'Brick Kilns'. Follow Salhouse Road all the way through the main village of Little Plumstead until the road forks to the right and there is a left hand turn. Take the left hand turn on this corner onto Hall Road and the next right hand turn onto Astley Road. Follow the road round until a turning can be found between two houses indicated by our For Sale board.

The property is set on a private shingle driveway which services only two properties and provides access to the main property, to ample private parking in front of house. In addition there are two further spaces included within the plot which are located on the shared driveway.

uPVC double glazed entrance door to:

ENTRANCE HALL
Wood effect flooring with under floor heating, cloak and boot storage space, stairs to first floor landing, door to garage, smooth ceiling, door to:

OPEN PLAN SITTING AREA
11’ 11” x 11’ 3” (3.63m x 3.43m) Feature fireplace with inset cast iron wood burner with timber mantelpiece and tiled hearth, wood effect flooring with under floor heating, thermostat heating control, television point, full height uPVC double glazed window to front, smooth ceiling with recessed spotlighting, open plan to:

OPEN PLAN DINING AREA
13’ 6” x 11’ 11” (4.11m x 3.63m) Continued wood effect flooring with under floor heating, ample space for a dining table, uPVC double glazed bi-folding doors to rear garden, smooth ceiling with recessed spotlighting, open plan to:
OPEN PLAN KITCHEN
12' 11" x 9' 1" (3.94m x 2.77m) Fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, inset gas hob with glass splash back and extractor fan, built-in eye level electric double oven, central island, wood effect flooring with under floor heating, thermostat heating control, built in dishwasher, integrated fridge freezer, uPVC double glazed window and door to rear garden, built-in under stairs storage cupboard, smooth ceiling with recessed spotlighting.

door to:

UTILITY ROOM
5’ 3” x 3’ 9” (1.6m x 1.14m) Wood effect flooring, space for washing machine and tumble dryer, uPVC double glazed window to rear and uPVC double glazed door to side, smooth ceiling with recessed spotlighting.

CLOAKROOM
White two piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, tiled splash backs and flooring, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlighting and extractor fan.

STAIRS TO FIRST FLOOR LANDING
Fitted carpet, uPVC double glazed window to front, built-in airing cupboard housing the hot water cylinder, stairs to second floor master suite, smooth ceiling. doors to:

DOUBLE BEDROOM
13' 5" x 11' 9” (4.09m x 3.58m) Fitted carpet, radiator, television point, ample space for installation of wardrobes, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM
12’ 7” x 10’ 7” max L-shape (3.84m x 3.23m) Fitted carpet, radiator, television point, ample space for installation of wardrobes, uPVC double glazed window to rear, smooth ceiling.

FAMILY BATHROOM
White four piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs and tile effect flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM
12’ 4” x 11’ 4” (3.76m x 3.45m) Fitted carpet, radiator, television point, ample space for installation of wardrobes, uPVC double glazed window to front, smooth ceiling.

STAIRS TO SECOND FLOOR MASTER SUITE
Fitted carpet, velux window to front, smooth ceiling. doors to:

MASTER BEDROOM
18’ 4” x 15’ 4” max of irregular shape (5.59m x 4.67m) Fitted carpet, radiator, television point, ample space for installation of wardrobes, velux windows to front x2 - one of which opens as a balcony. built-in eaves storage cupboard, smooth ceiling with recessed spotlighting.

MASTER EN SUITE BATHROOM
White four piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs and tile effect flooring, radiator, velux window to front, smooth ceiling with recessed spotlighting and extractor fan.

OUTSIDE REAR
Leaving the property via the bi-folding doors, a private and enclosed rear garden can be found, with timber panelled fencing at the boundary. There is a lawn, two patio areas and gated access to the front of the property.

GARAGE
15’ 9” x 9’ 1” (4.8m x 2.77m) Electric roller door to front, wall mounted gas fired central heating boiler, 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.