Rosebery Road, Great Plumstead, Norwich

Guide Price £300,000 Freehold

Energy Efficiency Rating: TBC

- Motivated Vendors!
- Semi-Detached Home
- Approximately 0.5 Acres (stms)
- Family Sized Accommodation
- Extended & Updated
- Kitchen/Dining Room
- Three Bedrooms
- Off Road Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
Sitting in APPROXIMATELY 0.5 ACRES (stms), this SEMI-DETACHED HOME has been EXTENDED and UPDATED by the current vendors, with FURTHER SCOPE FOR EXTENSION (stp), ensuring it is a PERFECT FAMILY HOME! The accommodation comprises 24' SITTING ROOM with feature WOOD BURNER, shower room, 18' OPEN PLAN KITCHEN/DINING ROOM and utility room to the ground floor. The first floor offers THREE BEDROOMS and the FAMILY BATHROOM. The gardens are LARGELY LAID TO LAWN with ample space for LANDSCAPING into a more formal garden or for a MULTITUDE OF USES for children and pets! There is a generous patio for ENTERTAINING and timber panel fenced and hedging to the boundaries. The property is situated in close proximity to transport links on both the A47 and BROADLAND NORTHWAY.

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 schools are within a short walk and drive, including Little Plumstead, which is an approximate 20 minute walk, with buses leading to the High Schools.

DIRECTIONS
You may wish to use your Sat-Nav (NR13 5EA), 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 and take the first right hand turn as you enter the village onto Rosebery Road. Continue round to the left and the property can be found on the left hand side.

The property is approached via a shingle driveway providing off road parking for several vehicles, with access to the main property and the rear garden through a gated access.

ENTRANCE HALL
Wood effect flooring, radiator, stairs to first floor landing with under stairs storage space, cupboard housing the electric fuse box and meters, doors to:

SITTING ROOM
24' 10" x 11' 6" (7.57m x 3.51m) Feature wood burner with brick built hearth and timber mantle, oak wood flooring, radiator x2, television point, uPVC double glazed window and bay window to front, smooth coved ceiling.

FAMILY BATHROOM
White three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, shaver point, extractor fan.
OPEN PLAN KITCHEN/DINING ROOM
18' 9" x 14' 1" (5.72m x 4.29m) Fitted range of oak wood wall and base level units with complimentary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker, wood effect flooring, space for fridge freezer, integrated dishwasher, space for dining table, radiator, uPVC double glazed windows to side and rear, uPVC double glazed French doors to rear garden, smooth ceiling, door to:

UTILITY ROOM
21' 2" x 5' 4" (6.45m x 1.63m) Fitted carpet, radiator, space for washing machine and tumble dryer, uPVC obscure double glazed door to garden, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING
Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling, doors to:

SHOWER ROOM
Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with electric shower and aqua-board splash backs, tiled splash back, wood effect flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth coved ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM
13' x 11' 5" (3.96m x 3.48m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

BEDROOM/STUDY
9' 5" x 7' 9" (2.87m x 2.36m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

OUTSIDE REAR
Leaving the property via the kitchen/dining room French doors, a patio area extends from the property creating a perfect location for entertaining and al-fresco dining. Beyond the patio a lawned expanse extends to approximately 200ft by 150ft (stms). This area is currently laid to lawn with some trees and plantings but offers huge potential to a new purchaser to put their own stamp on it.

DOUBLE BEDROOM
11' 4" x 10' 6" (3.45m x 3.2m) Fitted carpet, radiator, uPVC double glazed window to front, television point, built-in double wardrobe x2, smooth ceiling.
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.