

Macmillan Way, Little Plumstead  
Offers in Excess of **£250,000**



**PENDEFORDS**  
INDIVIDUAL PROPERTY SPECIALISTS





## INSIGHT

Pendefords are pleased to offer this immaculate three-bedroom family home in the popular Broadland village of Little Plumstead, close to the village Primary School, community shop and cafe.

With woodland and countryside walks on the doorstep, the village also benefits from easy access to the A47 East of Norwich, and the A1270 Broadland Northway for routes to the North Norfolk Coast.

Approximately six miles from Norwich City Centre, and five miles from the thriving Norfolk Broads village of Wroxham, this cherished family home, built in 2007, lies at the heart of an established residential area with a strong community feel.

This property offers excellent accommodation, with a bright and airy living room, well-equipped kitchen and separate dining room on the ground floor, and three good-sized bedrooms, an en-suite shower room and a family bathroom on the first floor.

Properties in this part of Norfolk are in high demand, and early viewing is highly recommended.

## IN DETAIL

The accommodation in this welcoming family home comprises:

### On the Ground Floor:

**Entrance Hall:** Smooth plastered coved ceiling, stairs to first floor, radiator, fitted carpets, doors to:

**Cloakroom:** Obscure glazed window to side aspect, smooth plastered coved ceiling, dual flush W.C., pedestal wash basin, radiator, ceramic tiled floor.

**Living Room:** 3.26m x 4.56m. Window to front aspect, smooth plastered coved ceiling, fitted carpets, radiator. Door to:

**Dining Room:** 2.72m x 3.12m. Smooth plastered coved ceiling, radiator, fitted carpet, French doors to garden, door to:

**Kitchen:** 2.44m x 3.30m. Window to rear aspect and door to garden, smooth plastered coved ceiling, range of fitted units incorporating 1.5 bowl stainless steel sink unit, plumbing for dishwasher, plumbing for washing machine, double oven, gas hob with extractor fan over, ceramic tiled floor.

### On the First Floor:

**First Floor Landing:** Window to side aspect, smooth plastered coved ceiling, built in airing cupboard housing gas central heating boiler. Doors to:

**Bedroom One:** 3.33m x 2.98m. Window to front aspect, smooth plastered coved ceiling, radiators, fitted carpets, built-in wardrobes, door to:

**En-suite shower room:** Obscure glazed window to front aspect, smooth plastered coved ceiling, shower cubicle with shower over, vanity wash basin with mixer tap, dual flush W.C., extractor fan, radiator, ceramic tiled floor.

**Bedroom Two:** 2.53m x 2.97m. Window to rear aspect, smooth plastered coved ceiling, radiator, fitted carpets.

**Bedroom Three:** 2.63m x 2.55m. Window to rear aspect, smooth plastered coved ceiling, radiator, fitted carpets.

**Bathroom:** Smooth plastered coved ceiling, panelled bath with mixer tap with shower attachment over, glass shower screen, dual flush W.C., pedestal wash basin with mixer tap, extractor fan, ceramic tiled floor.

### Externally:

**To the front of the property,** a brick-weave driveway provides parking for one car and gives access to the Garage with up-and-over garage door, personnel door to rear, light and power. The front garden is shingled for ease of maintenance and is separated from the pathway by a low-level hedge with a paved pathway leading to the front door.

**To the rear of the property,** the garden is enclosed by close-board wooden fencing and is predominantly laid to lawn, with a paved patio area, mature borders with a range of planting and a timber playhouse.

**Tenure:** Freehold

**Council Tax Rating:** C







These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. A buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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