

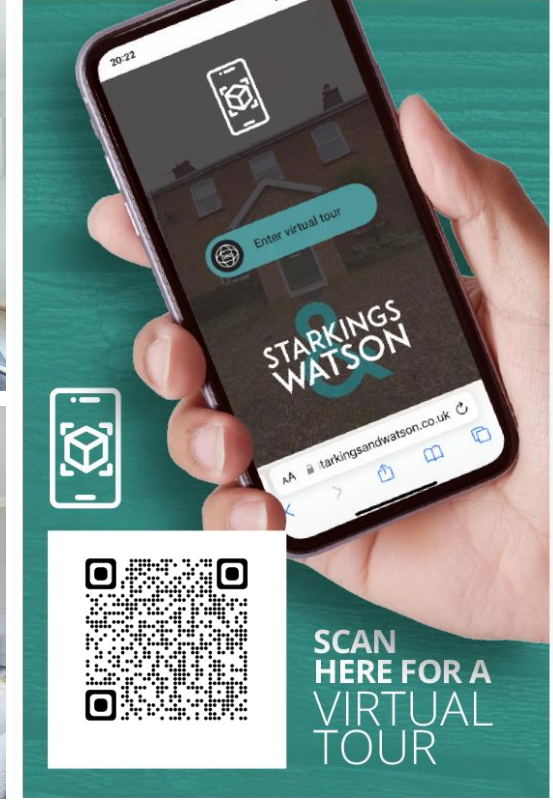
KEVILL DAVIS DRIVE

Little Plumstead, Norwich NR13 5FB

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

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STARKINGS & WATSON

- Substantial Modernised Family Home
- Prominent Position with Gated Driveway
- Two Formal Reception Rooms
- Open Plan Kitchen/Living Space
- Garden Room for Extended Living
- Five Spacious Bedrooms
- Two En Suites & Family Bathroom
- Well Proportioned Low Maintenance Garden

IN SUMMARY

This SUBSTANTIAL MODERNISED HOME offers over 2330 Sq. ft (stms) of accommodation, including SIZEABLE ROOMS and a LAVISH DECOR which creates a WARM and HOMELY FEELING Perfect for a LARGE FAMILY or those who enjoy ENTERTAINING, the flow of accommodation is seamless, coupled with the PRIVATE and ENCLOSED GATED PLOT which sits proudly at the entrance to the popular development - The Glade. Whether you are looking for a formal entertaining environment or family home, the 22' SITTING ROOM offers a dual aspect view, linking into over 30' of OPEN PLAN KITCHEN, living and dining space - all presented in impeccable condition The GARDEN ROOM extends the living space with a warm roof to ensure all year round use, with a separate W.C, utility room and FAMILY ROOM which offers an ideal SNUG. Upstairs, the family bathroom and FIVE BEDROOMS lead off the landing, including a GUEST SUITE with EN SUITE, and the main bedroom with WALK-IN WARDROBE and en suite.

SETTING THE SCENE

Fronting 'The Glade' the property enjoys a prominent corner plot with a gated brick weave driveway and extensive lawned frontage all enclosed within low level timber fencing. Having matured over the years, various plants and shrubbery can be found, with gated access to the rear, and access to the

double garage.

THE GRAND TOUR

Stepping inside, a porch entrance provides the perfect meet and greet space with a functional built-in double cloak's cupboard and wood flooring underfoot. Opening up to the larger hall entrance, the feeling of space is apparent, with double doors ahead into the kitchen and an open vaulted ceiling given the galleried landing above. Wood flooring continues underfoot, with stairs rising up and storage under. With a light and bright décor, the interior has been dressed to impress. To your left you find the sitting room with a feature fireplace and dual aspect views which incorporate French doors to the rear. The adjacent kitchen/dining room offers further reception space and the perfect space for family life. With ample room for a large table and soft furnishings, the double doors from the hall lead in, whilst French doors and bi-folding doors open up into the garden room creating a truly luxurious entertaining space. Tiled effect flooring runs through the room and into the main kitchen area where solid woodwork surfaces sit on top of the u-shape arrangement of kitchen units, where space is provided for a Range style cooker. Under cupboard lighting and in-cupboard lighting coupled with the tiled splash backs take your eye, whilst views can be enjoyed out over the garden. The dishwasher is integrated along with a fridge freezer. The utility room offers useful storage with room for laundry appliances, and an integrated microwave. The central heating boiler is concealed whilst a door leads to the side. Back into the garden room, windows line all sides, with French doors onto the rear garden. The family room is currently used as a snug, with feature wood panelling and a window to front. Lastly a useful cloakroom completes the ground floor with a two piece suite and tiled flooring. Heading upstairs, the galleried landing includes the loft access hatch, and doors to all five bedrooms. The two main bedrooms include a guest bedroom which enjoys a three



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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 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.

Price:



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piece en suite shower room, and the main bedroom with walk-through dressing room, and modernised en suite incorporating extensive storage, twin hand wash basins and a walk-in double shower cubicle with a thermostatically controlled shower. The family bathroom also offers a four piece suite with a separate bath and shower.

THE GREAT OUTDOORS

The rear garden has been fully landscaped creating a low maintenance garden which is centred on an expansive artificial lawn. Enclosed with timber panelled fencing and enjoying a green and leafy setting to one side, the garden incorporates patio seating, planted borders and a hot tub area to the side of the property - complete with a timber pergola and summer house. The detached double garage is finished with twin up and over doors to front, power and lighting.

OUT & ABOUT

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.

FIND US

Postcode : NR13 5FB

What3Words : ///twins.sushi.bottom

VIRTUAL TOUR

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

AGENTS NOTE

The property is liable for a yearly service charge for the maintenance of the communal green space on the development.



Approximate total area™
 2335.45 ft²
 216.97 m²

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.