

BLOFIELD CORNER ROAD

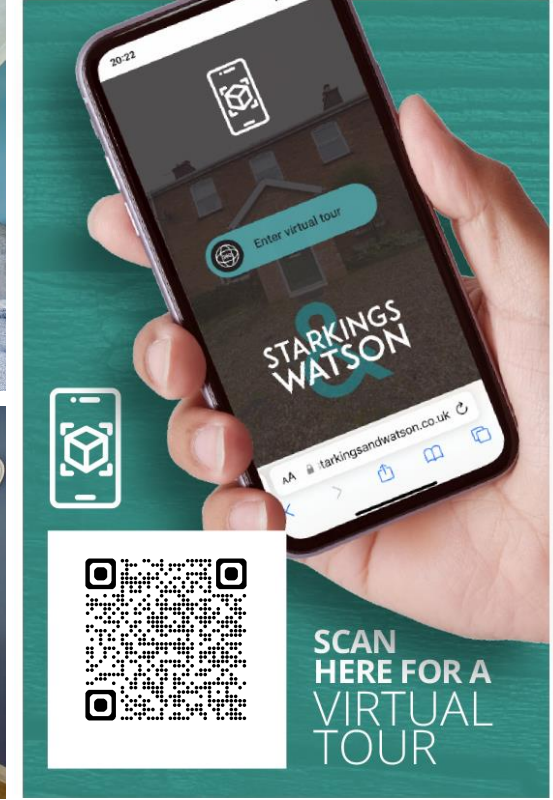
Little Plumstead, Norwich NR13 5HU

Freehold | Energy Efficiency Rating : D

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FOR SALE

PROPERTY



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STARKINGS & WATSON

- Vendor Found!
- Close to 2340 Sq. ft (stms)
- Field Views
- Approx. 0.29 Acres (stms)
- Three Reception Rooms
- 21' Open Plan Kitchen/Dining Room
- Up to Four Bedrooms
- 19' Garage, Workshop & Car Port

IN SUMMARY

VENDOR FOUND! With close to 2340 Sq. ft (stms) of accommodation, the property occupies a 0.29 ACRE PLOT (stms), with a MODERNISED INTERIOR and SPACIOUS ROOMS. The HALL ENTRANCE is a fantastic size and the perfect meet and greet space. The LIVING SPACES includes a 14' SITTING ROOM complete with a WOODBURNER, separate FAMILY ROOM with a further woodburner and open plan GARDEN ROOM. The KITCHEN extends to 21' with a CENTRAL ISLAND, dining space and GARDEN VIEWS. The rear hall/boot room leads to the garden, CAR PORT, garage and UTILITY ROOM. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with a separate SHOWER ROOM and family BATHROOM. The GARDENS are well stocked and planted, with various STORAGE SHEDS, and an opening to the WORKING GARDEN and raise beds.

SETTING THE SCENE

A tandem length shingle driveway sits behind a brick wall and timber fence boundary, leading to the off road parking, adjoining garage and useful car port. A storage area can be found to the side with a gated access leading to the lawned front garden. The substantial frontage is a fully usable garden space which has been well stocked

and planted, whilst enjoying distant field views opposite.

THE GRAND TOUR

Heading inside, you step into the hall entrance with wood block flooring, and stairs rise to the first floor landing with a useful storage space below. Doors lead off to the living accommodation along with a study which can be found to your right hand side, complete with wood effect flooring and a large window to enjoy the garden views. The formal sitting room is centred on a feature brick built fireplace with an inset cast iron woodburner and tiled hearth, with wood effect flooring underfoot and window to front. The snug/dining room offers a versatile space with a further woodburner and brick built surround creating a focal point with two adjacent full height windows offering excellent natural light. Wood effect flooring flows underfoot with an opening to the garden room, creating a versatile space with French doors onto the rear garden. Heading into the kitchen, an extensive range of wall and base level units can be found along with a central island, and inset gas hob and extractor fan above. Further appliances include an eye level electric double oven and integrated microwave, also a space provided for a fridge freezer. Wood effect flooring runs through the kitchen/dining area with ample space for a full dining or breakfast table, with windows to enjoy the private rear gardens, with recessed spotlighting in the ceiling creating a contemporary look. The rear hallway leads off, which in turn leads to the garage and front carport.

A useful utility space can also be found to the rear with space for laundry appliances and further storage. Beyond the garage a workshop is included with an internal access and huge potential to further utilise the space. Finally, in the entrance hall a ground floor W.C can be found with a two piece suite. Heading upstairs, three sizeable double bedrooms lead off the landing with the



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main bedroom including a range of built-in bedroom furniture and the second bedroom also offering extensive wardrobe storage. The shower room leads off the landing with a range of built-in storage cupboards and a heated towel rail, whilst a further spacious family bathroom includes tiled walls, tile flooring and further storage within a vanity unit to the rear.

THE GREAT OUTDOORS

Extensive lawned gardens can be found enclosed with a range of mature hedging and shrubbery offering a peaceful, secluded and tranquil setting. Various trees and planted borders can be found throughout the garden with a patio area extending from the rear French doors, whilst a secret garden with raised vegetable plots and further storage buildings can be found behind a high level hedging at the rear boundary. The garage offers useful storage with the workshop including power and lighting adjoining the main garage space.

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 5HU

What3Words : ///mothering.drove.inches

VIRTUAL TOUR

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

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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Approximate total area^m

2339.97 ft²

217.39 m²

Reduced headroom

42.95 ft²

3.99 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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. Calculations are based on RICS IPMS 3C standard.

