

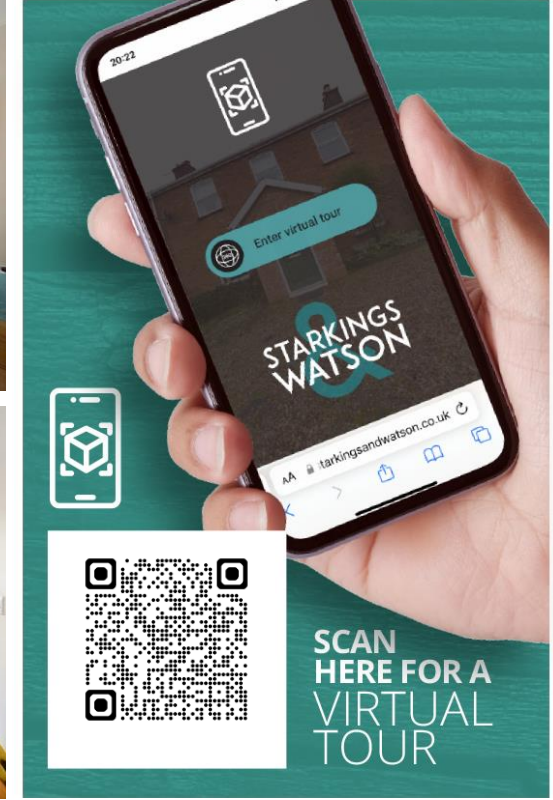
KEVILL DAVIS DRIVE

# Little Plumstead, Norwich NR13 5FB

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Fully Updated & Modernised Interior
- Semi-Detached Home with Driveway Parking
- Beautiful Landscaped Gardens
- Hall Entrance with W.C
- Dual Aspect Fully Integrated Kitchen
- Sitting Room with Patio Door to Rear
- Three Bedrooms
- Modernised Shower Room

#### IN SUMMARY

MOTIVATED VENDOR. This IMMACULATE and FULLY MODERNISED semi-detached HOME enjoys a PROMINENT POSITION, with a BEAUTIFULLY LANDSCAPED GARDEN - ideal for taking in the SOUTH SUN. With HIGH QUALITY FLOOR COVERINGS and a neutral décor, the property is ready to move-in. WELL POSITIONED near the LOCAL SCHOOL and WALLED GARDEN COMMUNITY SHOP and CAFE, the property is ideal for a small family or couple. The ACCOMMODATION includes a HALL ENTRANCE with STORAGE and W.C, sitting room with DUAL ASPECT views including LARGE SLIDING PATIO DOORS onto the garden, and FITTED KITCHEN including space for a DINING TABLE. Upstairs, THREE BEDROOMS lead off the landing, along with the re-fitted SHOWER ROOM. To the rear, EXTENSIVE PORCELAIN PATIO SEATING has been created, with matching steps down to the circular lawn and planted borders. Parking can be found outside, with two spaces held on the deeds, whilst there are no yearly management or service charge fees to pay

#### SETTING THE SCENE

Approached via the hard standing footpath and brick-weave driveway, off road parking can be found directly

outside the property. A low maintenance garden and well stocked front flowerbed create an attractive frontage for the property. A newly fitted fence and gate leads to the rear garden, ensuring the garden remains private and secure.

#### THE GRAND TOUR

Once inside, a hall entrance includes wood effect flooring underfoot and an attractive vertical radiator to one side. The stairs rise to the first floor landing straight ahead of you with a useful built-in storage cupboard below. The kitchen and sitting room lead off, along with the ground floor cloakroom which has been modernised with a white two piece suite, storage under the sink unit, tiled splash-backs and heated towel rail. The kitchen runs the full width of the property allowing for ample dining space and an extensive range of base level storage with open shelving to one side, and three windows offering a dual aspect view with bespoke built-in window shutters. Integrated cooking appliances include an electric ceramic hob and built-in electric oven whilst general integrated appliances include a dishwasher, washing machine, fridge and freezer. Tiled splashbacks run around the work surfaces, with a wall mounted gas fired central heating boiler to one side. The sitting room is also running the full width of the property with dual aspect views over the rear garden, mainly via the wide sliding patio doors which offer a panoramic view of the patio and grass area - all enjoying a south facing aspect. The wood effect flooring continues underfoot with a neutral decor, which is ready to move into. Heading upstairs, the carpeted landing has a built-in airing cupboard and loft access hatch, with doors leading to the three bedrooms and shower room. The main bedroom offers two windows to the rear, for a light and bright feel, and



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ample space for a built-in wardrobe or freestanding units, with potential to add an en suite if required. The second bedroom enjoys a view to the front and, fitted carpet, with the third bedroom also including a built-in wardrobe. The shower room is newly fitted with a white three piece suite including storage under the hand wash basin, with part tiled walls, wood effect flooring and recessed spotlighting. The property benefits from uPVC double glazed windows throughout.

#### THE GREAT OUTDOORS

The rear garden has been completely transformed with a contemporary design including a circular lawn area, extensive porcelain patio seating and matching steps. The garden offers well stocked flower and shrub borders, with timber panel fencing to all sides, and a gated access leading to the front driveway. A useful timber shed offers storage.

#### 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 : ///purple.keep.piper

#### 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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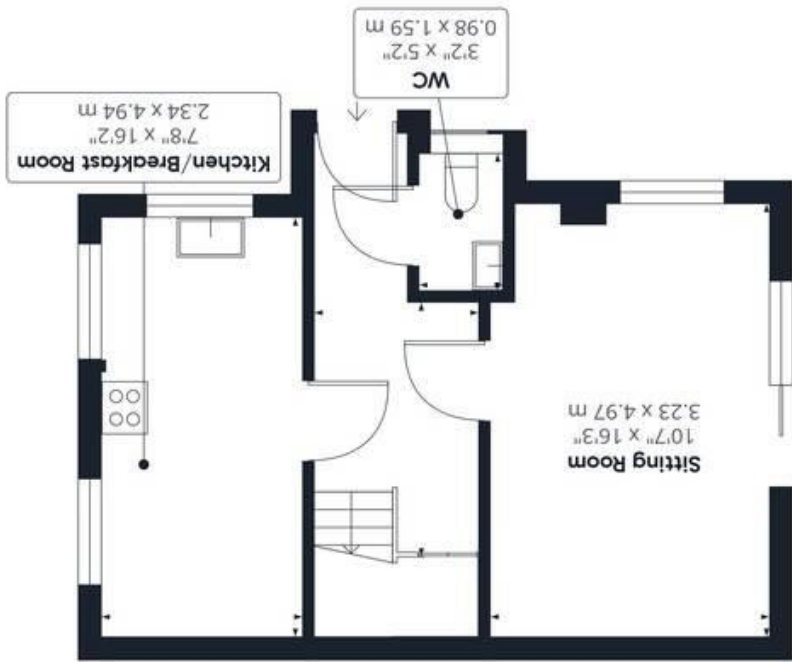
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Floor 1



Ground Floor



Approximate total area<sup>m</sup>  
776.29 ft<sup>2</sup>  
72.12 m<sup>2</sup>