



Macmillan Way, Little Plumstead - NR13 5FE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Macmillan Way

Little Plumstead, Norwich

This L-SHAPED detached family home extends to 975 Sq. ft (stms), with a DRIVEWAY and GARAGE, along with fully ENCLOSED PRIVATE GARDENS. With a WELCOMING HALL ENTRANCE including built-in STORAGE, the accommodation includes a W.C, 13' SITTING ROOM and 17' open plan KITCHEN/DINING ROOM - both with DOORS to the GARDEN. Upstairs, THREE BEDROOMS lead off the landing, two with DUAL ASPECT VIEWS and the main bedroom with an EN SUITE SHOWER ROOM. The family bathroom also includes a SHOWER over the bath. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the property is presented in MOVE-IN CONDITION.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- Immaculate Presentation
- Approx. 975 Sq. ft (stms)
- Three Bedrooms
- Hall Entrance with Storage
- 17' Kitchen/Dining Room
- W.C, En Suite & Family Bathroom
- Garage & Driveway

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 the walled garden community shop and cafe, 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.

SETTING THE SCENE

Occupying a corner plot, the property offers a brick weave driveway offering off road parking and access to the garage. An adjacent area of grass which could be turned into a further driveway space if required. Brick walling encloses the front boundary with a range of mature shrubbery and hedging, with a timber access gate to the rear garden, and a hard standing footpath to the main entrance door.



THE GRAND TOUR

Stepping inside, the hall entrance offers wood effect flooring underfoot, stairs to the first floor landing and a built-in storage cupboard. A further cloak cupboard can be found to your right hand side along with the adjacent ground floor cloakroom which is complete with a white two piece suite window to side and the electric fuse box. Sitting opposite is the main sitting room with dual aspect views via the front facing windows and rear facing French doors onto the rear patio, with a wood effect flooring underfoot and a contrasting decor. The kitchen offers ample space for a dining table with a U-shaped arrangement of wall and base level units creating a central island with inset cooking appliances including a gas hob, electric double oven, and appliances including an integrated fridge freezer and dishwasher, with space for a washing machine, whilst tiled flooring runs underfoot. Further windows face to the side of the property with full height windows and a door leading to the rear patio. Heading upstairs, the carpeted landing includes a loft access hatch above, with doors leading to the three bedrooms - all of which are finished with fitted carpet. The main bedroom includes dual aspect windows and a private en-suite shower room complete with tile splash-backs and a heated towel rail. The second bedroom is also a dual aspect with attractive wood panelling, with the third bedroom being an ideal home office or study if required. Completing the property is a family bathroom with a white three piece suite including storage under the sink and a mixer shower tap over the bath, with a glazed shower screen and tile splash-backs.

FIND US

Postcode : NR13 5FE

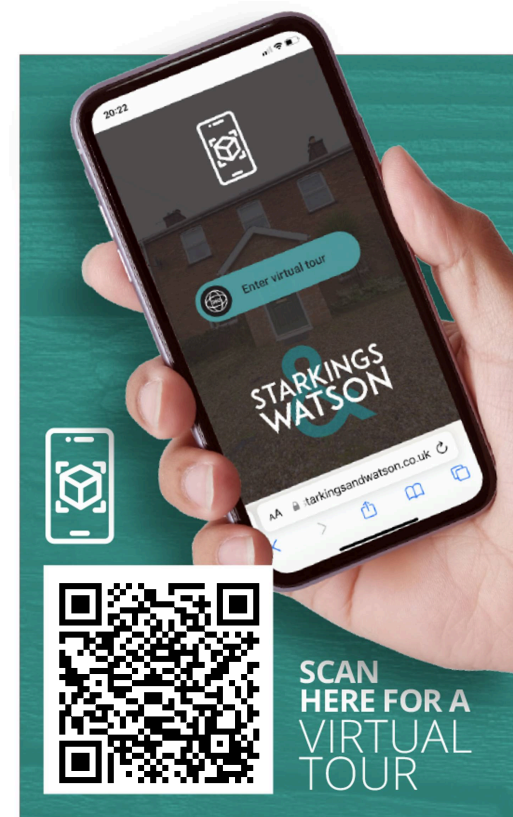
What3Words : ///pouch.tube.anyone

VIRTUAL TOUR

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

AGENTS NOTE

Annual service charges are due for the upkeep of communal green space. These are charged in the region of £80 PA.



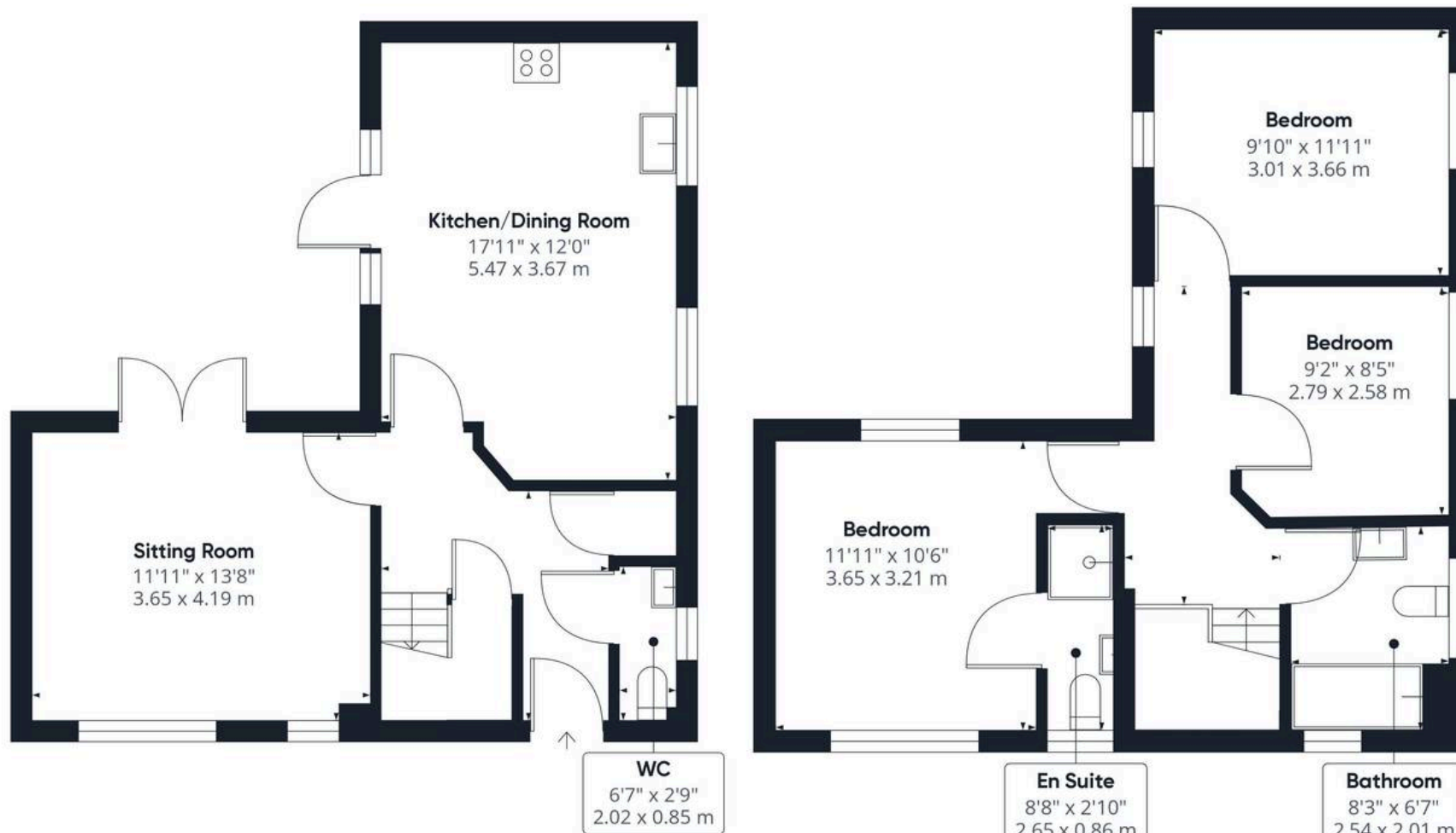




THE GREAT OUTDOORS

The rear garden is laid to lawn with a hard standing patio leading from the kitchen and sitting room doors. Raised beds border the brick wall and timber fence boundaries with mature planting. A side access door leads into the garage where you can find storage, with an up and over door to front, power and lighting.





Approximate total area⁽¹⁾

975.32 ft²
90.61 m²

(1) Excluding balconies and terraces

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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.