



Kevill Davis Drive, Little Plumstead - NR13 5FB



Kevill Davis Drive

Little Plumstead, Norwich

NO CHAIN. Originally built by HOPKINS HOMES, this semi-detached property has been EXTENDED in recent years to create a LARGE FAMILY FRIENDLY 18' KITCHEN/DINING SPACE. With BI-FOLDING DOORS to the garden and TWO ROOF LANTERNS ABOVE, this impressive space is IDEAL for ENTERTAINING, whilst being perfect for daily living. The accommodation includes the HALL ENTRANCE which is an ideal meet and greet space, along with a W.C and 15' SITTING ROOM which opens up from DOUBLE DOORS to create a large open plan expanse. Upstairs, the THREE BEDROOMS extend over the driveway making room for THREE DOUBLE BEDS, with an EN SUITE to the main bedroom and further family bathroom. Unlike most modern builds, PARKING is PROVIDED for THREE VEHICLES on the driveway, partially covered by the gravelled CAR PORT and a further fourth vehicle can be stored in the GARAGE. Flowing seamlessly into the GARDEN, the bi-folding doors open to the PATIO, where an area of LAWN and further SUNKEN PATIO can be found - all well finished and ready to move in.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern & Extended Hopkins Built Home
- Approx. 1111 Sq. ft (stms)
- Hall Entrance with W.C
- 15' Sitting Room with Double Doors
- 18' Extended Kitchen/Dining Room
- Bi-folding Doors to Garden
- Three Double Bedrooms
- En Suite & Family Bathroom

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.

SETTING THE SCENE

Situated to the front of the development, this modern semi-detached home offers a hard standing pathway entrance with a lawned front garden and mature hedging. Tandem parking is provided within the driveway and carport, which leads to the gated rear garden and garage. Within the carport outside power can be found with gravel underfoot.



THE GRAND TOUR

The hall entrance includes a recessed door mat with stairs rising to the first floor landing, along with useful built-in storage space below. Doors lead off to the main living space along with the ground floor W.C which offers a white two piece suite including storage under the hand wash basin, attractive tiled splash-backs and window to side. The main sitting room sits at the front of the house with carpet under-foot and a window facing to front, with double doors allowing a seamless flow into the adjacent kitchen/dining space - having been extended and modernised and now sitting under two glazed roof lanterns. This open plan kitchen/living space is flooded with natural light whilst enjoying a window and bi-folding doors to the rear patio, with ample space for soft furnishings and a dining table. The kitchen itself offers an L-shaped arrangement of wall and base level units including integrated cooking appliances with an inset gas hob and built-in electric double oven, with room for general white goods including a fridge freezer, dishwasher and washing machine.

Upstairs the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the three bedrooms. The main bedroom sits to the front with a built-in wardrobe and fitted carpet underfoot, with access to a private en-suite shower room complete with a thermostatically controlled shower, tiled splash-backs and tiled effect flooring. The second bedroom sits over the carport with window to front and velux window to rear, along with bespoke built in storage to one corner whilst the smallest bedroom enjoys garden views and a further built-in wardrobe. Completing the property is a family bathroom with a white three piece suite including tiled splash-backs and a mixer shower tap over the bath, along with tiled effect flooring underfoot.

FIND US

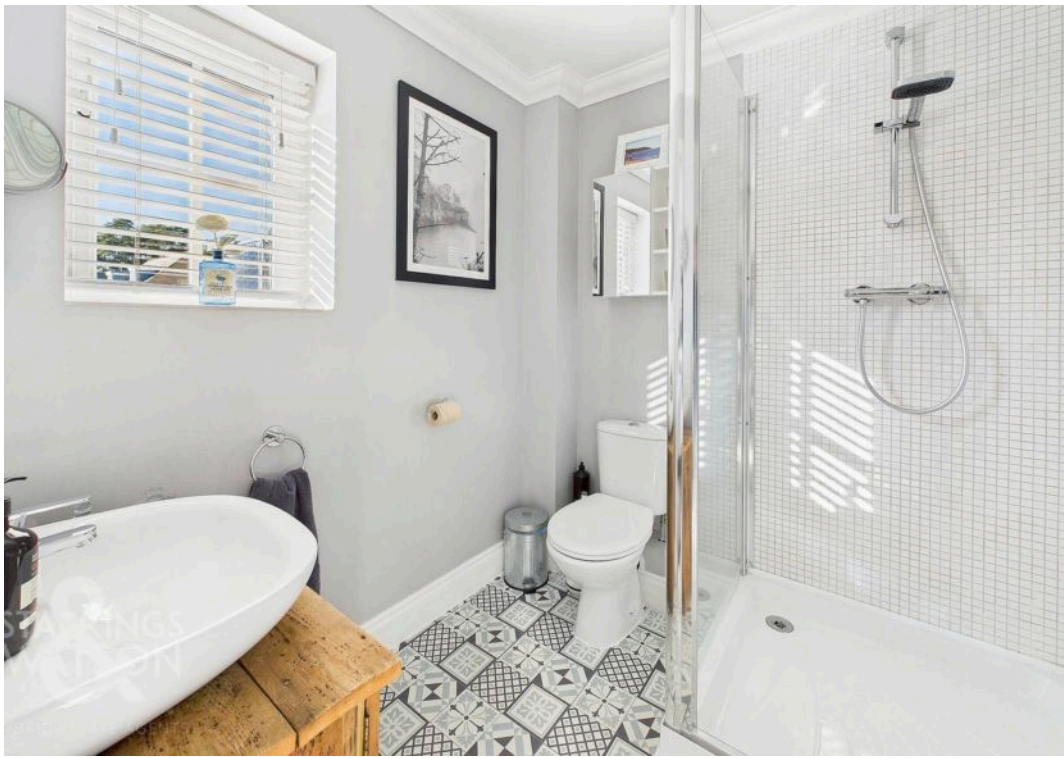
Postcode : NR13 5FB

What3Words : ///slides.paint.crush

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Heading out via the kitchen bi-folding doors, the rear garden has been beautifully landscaped to incorporate patio seating, a lawned expanse and further sunken patio at the far end to take in the afternoon sun.

Enclosed with timber panelled fencing, mature planting can be found within the garden, with ample space to customise and personalise the space as the current vendor have, introducing raised beds and a vegetable garden. A useful gated access leads to the drive, and a door to the side of the garage. The garage includes an up and over door to front, power and lighting.

Garage

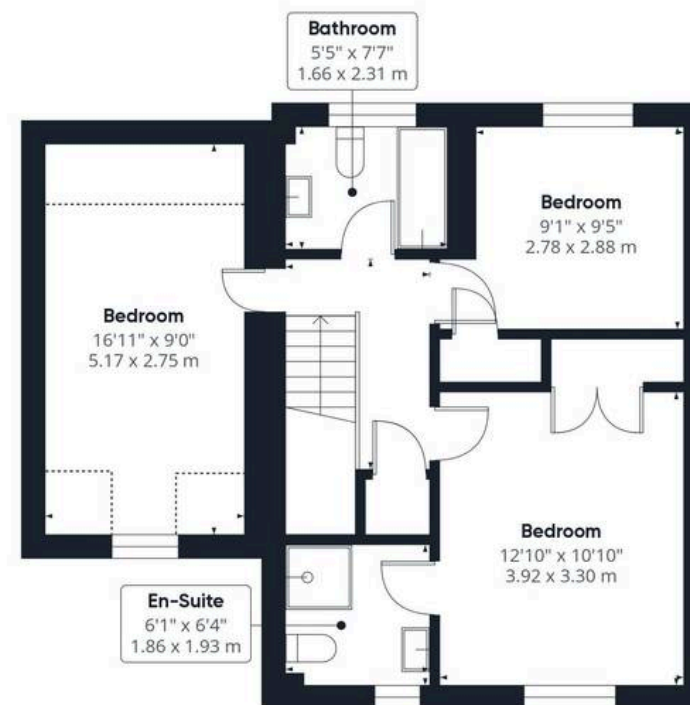
Car port

Driveway





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1111.7 ft²

103.28 m²

Reduced headroom

39.05 ft²

3.63 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.