



Crowes Loke, Little Plumstead - NR13 5JB





## Crowes Loke

Little Plumstead, Norwich

Tucked away in the IDYLIC RURAL NON-ESTATE SETTING, with FIELD VIEWS to rear, this charming family home boasts approximately 1403 sq. ft (stms) of accommodation, whilst sitting on a GENEROUS 0.26 ACRE PLOT (stms). The interior of the property features a cosy SITTING ROOM with a striking MULTI-FUEL BURNER as its centrepiece, conservatory, well-appointed KITCHEN/BREAKFAST ROOM, and a separate FORMAL DINING ROOM for hosting gatherings. The rear hall offers STORAGE and a W.C. With THREE BEDROOMS providing on the first floor, the FAMILY BATHROOM has been MODERNISED to include a BATH and SHOWER with AQUA BOARD SPLASH-BACKS. The property also includes an exterior GARAGE, BRICK SHED and UTILITY ROOM. There is fantastic EXTENSION POTENTIAL waiting to be realised, subject to obtaining the necessary planning permissions, making this an ideal opportunity to create a bespoke living space tailored to your needs. The rear garden is a gardener's paradise, with a patio area leading to a sprawling LAWNED SPACE adorned with mature planting, shrubs, and trees.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Rural Non-Estate Family Home
- Approx. 1403 Sq. ft (stms)
- Approx. 0.26 Acre Plot (stms)
- Sitting Room with Feature Wood Burner
- Kitchen/Breakfast Room & Formal Dining Room
- Three Bedrooms
- Exterior Garage, Brick Shed & Utility Room
- Excellent Extension Potential (stp)

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

Set back from the road and approached via an extensive lawn front garden, mature hedging screens the property from the road with a shingle driveway providing ample off road parking and turning space. With a wide variety of mature planting, a quince and pear tree can be found, with gated access to the rear garden, with a storage area, and door taking you to the adjoining garage with steps to the main entrance door.

## THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring for easy maintenance, with a useful storage space under the stairs which rise to the first floor landing. Immediately to your left as you enter the property is the formal dining room with a feature open fireplace, fitted carpet underfoot and a front facing uPVC double glazed window which enjoys garden views. The property enjoys high ceilings and picture rails through most of the ground floor, which continues in the adjacent sitting room which sits opposite. The cast iron woodburner creates a focal point to the room. This light and bright space is the ideal family friendly snug, with a front facing window and French doors which lead into the conservatory - extending the living space with wood flooring underfoot. The conservatory enjoys garden views to the rear with French doors leading out to the patio providing seamless entertaining al fresco dining space. The kitchen sits at the end of the hallway, with an extensive built-in range of storage cupboards and a breakfast bar creating the ideal space for a keen chef or to enjoy the garden views beyond. The kitchen includes space for an electric cooker with an extractor fan above, with space for general white goods including a dishwasher. The fridge freezer is integrated with wood effect flooring continuing underfoot. To the rear, a hallway takes you to a useful built-in storage cupboard, W.C and the garden. The W.C completes the ground floor with a white two piece suite including useful built-in storage and tiled flooring underfoot.

Heading upstairs, the carpeted landing includes a loft access hatch and front facing uPVC double glazed window, with doors leading off to the three bedrooms. The main bedroom includes dual aspect views to front and rear, with fitted carpet underfoot and a useful built-in range of wardrobes comprising a double and two single wardrobes. The second bedroom also enjoys front facing views of the garden and village beyond, with the smaller bedroom sitting to the rear and currently used as a study space with a useful built-in cupboard and further garden and field views to the rear. Completing the property is the modernised family bathroom which offers a white four piece suite including a separate panelled bath and shower cubicle, with Aqua-board splashbacks, useful built-in storage under the hand wash basin and a heated towel rail.

## FIND US

Postcode : NR13 5JB

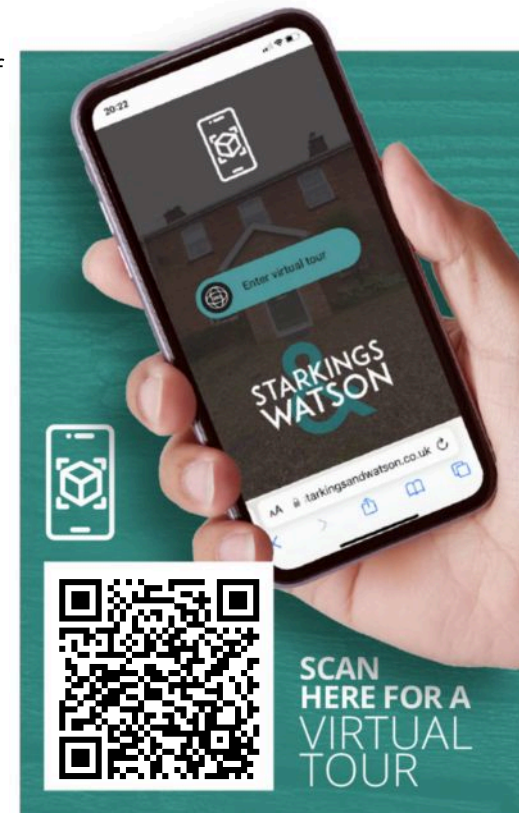
What3Words : ///fuse.dwell.sand

## VIRTUAL TOUR

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

## AGENTS NOTES

The property utilises a private bore hole for fresh water.









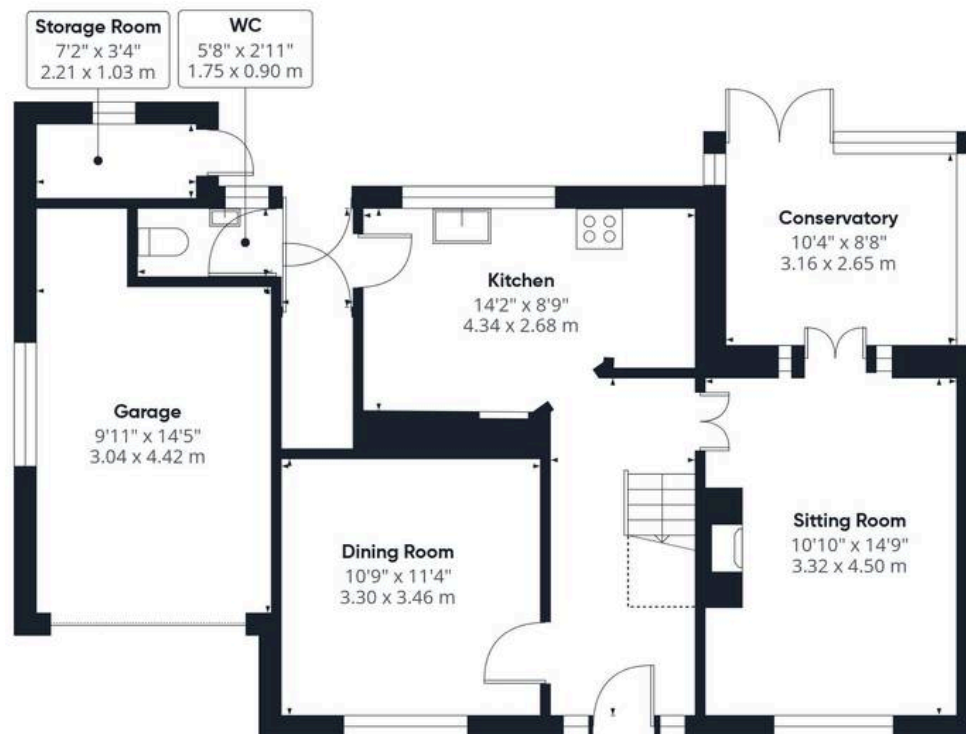


## THE GREAT OUTDOORS

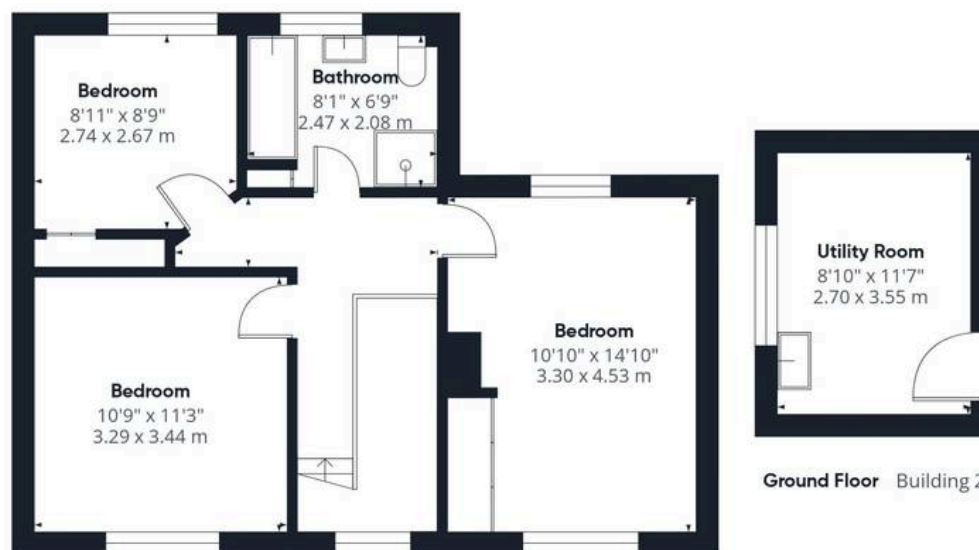
The rear garden offers a haven for a keen gardener and those that enjoy wildlife, with a patio area sweeping across the rear of the property, with steps rising to the main lawned area, adorned with a wide range of mature planting, shrubbery and trees - including apple trees, ornamental plum and hawthorn. A large vegetable patch has been created to one side with a greenhouse and storage shed, enclosed with timber panel fencing. The garden backs onto fields and offers huge potential for further landscaping. A gated access leads to the side of the property which provides a useful wood store and further storage area, complete with a brick built store sitting to the rear of the garage with lighting installed. A separate utility room or workshop space can also be found of brick construction and currently offering an extensive range of built-in storage cupboards with space for a washing machine and fridge freezer, with tiled splash-backs, further sink unit and tiled flooring underfoot. The garage sits at the side of the property with electric roller door to front, electric fuse box, window to side, power and lighting.







**Ground Floor** Building 1



**Ground Floor** Building 2

**Floor 1** Building 1

**Approximate total area<sup>(1)</sup>**

1403 ft<sup>2</sup>

130.4 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(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**





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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 and 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.