



Salhouse Road, Little Plumstead - NR13 5JJ



Salhouse Road

Little Plumstead, Norwich

Welcome to your potential new home sweet home! Occupying a SECLUDED CORNER PLOT, this SPACIOUS DETACHED BUNGALOW is eagerly awaiting your personal touch. At 974 sq. ft (stms) of internal accommodation, there is potential to PERSONALISE and RE-MODEL the space with potential to expand the kitchen to a generous 20' stretching into one of the adjacent bedrooms. Step inside to find a bright and airy DUAL ASPECT 16' SITTING ROOM, perfect for unwinding after a long day. The open plan KITCHEN and DINING ROOM provide the ideal space for entertaining. With up to FOUR BEDROOMS, there is plenty of space to accommodate a growing family, with a separate W.C and FAMILY BATHROOM. The gardens surround the property, offering fully useable spaces in the front, side, and rear – all adorned with lawned expanses.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Secluded Corner Plot
- 974 Sq. ft (stms) Detached Bungalow
- Ready to Personalise & Re-model
- Dual Aspect 16' Sitting Room
- Open Plan Kitchen & Dining Room
- Potential to Create a Larger 20' Kitchen!
- Up to Four Bedrms
- Wrap Around Gardens, Driveway & Garage

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 screened behind high level hedging, a large mature lawned front garden can be found with a pedestrian gated access leading to the front entrance door. Parking and garage access can be found to the rear with a footpath linking both the driveway and front entrance to the side of the bungalow.



THE GRAND TOUR

Stepping inside, a hall entrance greets you with fitted carpet underfoot and the loft access hatch above, with doors taking you to the main living accommodation and bedroom space. Immediately to the left as you enter is the main sitting room with dual aspect views to front and side, complete with a feature brick built fireplace and fitted carpet underfoot. Following the hallway, the open plan kitchen/dining room greets you on your left hand side with an open plan aspect, and huge potential to incorporate a central island within the kitchen area. At present wood effect flooring runs underfoot in the dining area with built-in cupboards to one side and a window offering excellent natural light. An opening leads to the kitchen area with tiled flooring underfoot and a range of fitted wall and base level units, with space for an electric cooker, and general white goods. A door takes you to the rear garden and driveway. Four bedrooms lead off, with one sitting next to the kitchen and offering potential to open plan the space further to create a larger kitchen/family room if required. The four bedrooms offer fitted carpet underfoot and uPVC double glazing, with a separate W.C sitting adjacent to the family bathroom with an electric shower over the bath, tiled splash-backs and flooring

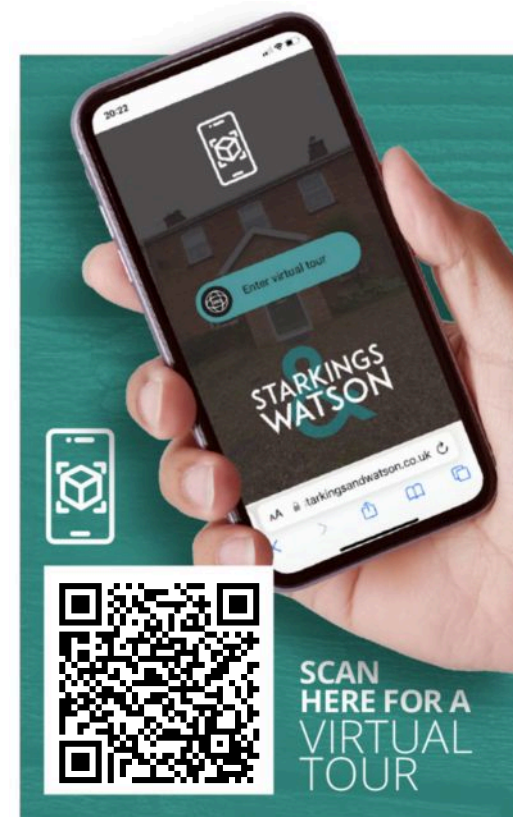
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VIRTUAL TOUR

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



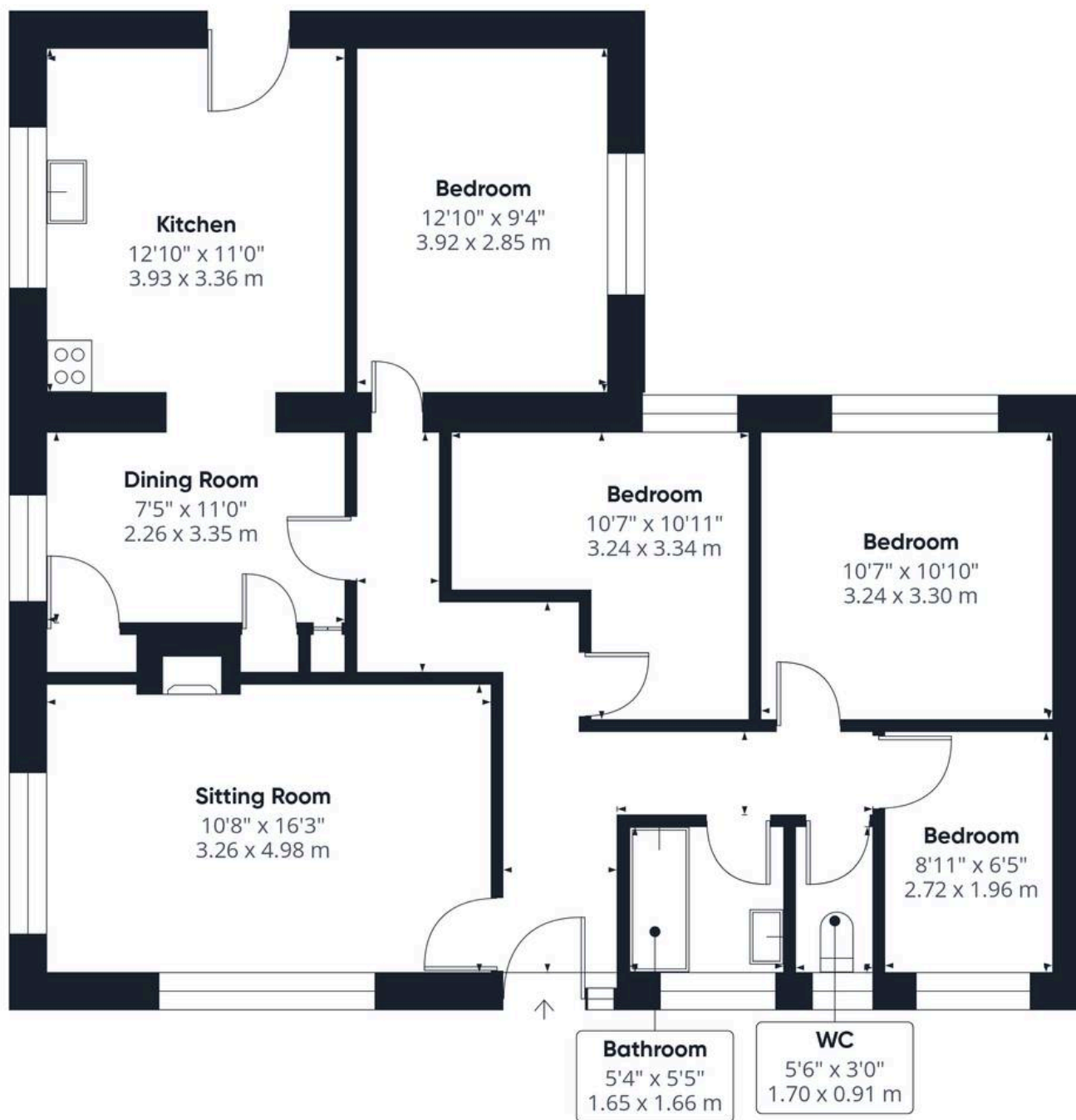




THE GREAT OUTDOORS

The gardens wrap around the property offering fully usable spaces in the front, side and rear - all predominantly laid to lawn. A patio area can be found to the rear of the bungalow where a useful storage area can be found to the rear of the garage, with an opening taking you to the driveway and parking area. The garage itself offers an up and over door to front, window to side, door to side, power and lighting.





Approximate total area⁽¹⁾

974 ft²

90.6 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 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 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.