



Middle Road, Great Plumstead - NR13 5EG

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Middle Road

Great Plumstead, Norwich

Discover a slice of country living with this DETACHED CHALET STYLE HOME, nestled on an approximate 0.24 ACRE PLOT (stms) in a serene location BACKING onto FIELDS. Boasting approximately 1575 SQ. FT (stms) of accommodation, views can be enjoyed over the GARDENS, FIELDS and TREE LINED aspect to front. The 13' HALL ENTRANCE creates a warm and welcoming entrance, leading to a remarkable 34' DUAL ASPECT SITTING/DINING ROOM with PATIO DOORS to rear, modern 20' KITCHEN with CENTRAL ISLAND, and convenient GROUND FLOOR SHOWER ROOM and separate UTILITY ROOM. The STUDY is tucked away at the rear for privacy. Upstairs, THREE inviting DOUBLE BEDROOMS lead off the landing, with the SHOWER ROOM. Immerse yourself in the tranquil surroundings and enjoy the comfort and style this property has to offer, whilst you step into THE GREAT OUTDOORS, where the rear garden presents a picturesque setting with a lawn enclosed by timber panel fencing and mature hedging, providing privacy while offering stunning field views.





Additional features include a timber shed for storage, a discreetly positioned oil tank, and a GARDEN ROOM with a conservatory-style finish which adjoins the TANDEM GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Chalet Style Home
- Approx. 0.24 Acre Plot (stms)
- Approx. 1575 Sq. ft (stms) of Accommodation
- Backing Onto Fields
- 34' Dual Aspect Sitting/Dining Room
- 20' Kitchen with Central Island
- Ground Floor Shower Room & Utility Room
- Three Double Bedrooms

The Broadland Village of Great Plumstead is located East of the Cathedral City of Norwich within easy access to the Norfolk Broads, and some four miles from the City Centre of Norwich. The village itself offers various green spaces and within close proximity of the village is the Little Plumstead Primary School and Blofield Primary School which was rated the second best school in Norfolk.



## SETTING THE SCENE

With a low level brick wall to the front boundary, an open shingle driveway offers off road parking for several vehicles with a further tandem driveway and garage to the side. A covered porch way with brick pillars creates an attractive entrance with a door taking you to the main hall beyond.

## THE GRAND TOUR

Once inside, wood effect flooring runs throughout the hallway with stairs rising to the first floor landing in a gallery style creating a focal point to the room. As you enter, doors lead to the main living space and kitchen beyond. To your right hand side, a useful ground floor shower room can be found with a three piece suite including a walk-in shower cubicle with a thermostatically controlled shower and tiled splash-backs. The main living space offers triple aspect views to front and side, whilst patio doors lead out to the rear. A feature fireplace with tiled hearth creates a focal point to the room, with ample space provided for soft furnishings and a dining table, whilst wood effect flooring runs through the space. A further door takes you to the kitchen which sits adjacent with a central island and an array of built-in storage to the kitchen itself. Dual aspect views can be enjoyed, with sliding patio doors to the rear, whilst tiled effect flooring can be found underfoot, and space for a dining table. Cooking appliances are integrated including an inset electric hob and built-in electric double oven with space for a dishwasher. A door takes you back to the hall entrance with an opening to the adjacent utility room - offering further built-in storage. Space is also provided for a wine cooler, washing machine, dishwasher and fridge freezer whilst the central heating boiler is tucked away under the work surface with a window to front and door to the rear garden. Completing the ground floor is a useful study which is tucked away at the end of the utility room with a window and door to the garden, carpet underfoot, and array of built-in storage cupboards and shelving.

Heading upstairs, the carpeted landing includes a loft access hatch with doors taking you to the three bedrooms and shower room. The main bedroom sits to the rear of the property enjoying garden and panoramic field views, with built in eaves storage access and an array of built-in wardrobes. The second bedroom sits on the side of the property, with a built-in double wardrobe, with the smallest double bedroom also including sliding mirrored wardrobes to one side and a velux window which floods the room with excellent natural light. Completing the property is the shower room which offers a four piece suite including twin hand wash basins with built-in storage units below, walk-in double shower cubicle with a thermostatically controlled shower with tiles splash-backs, wood effect flooring and heated towel rail.

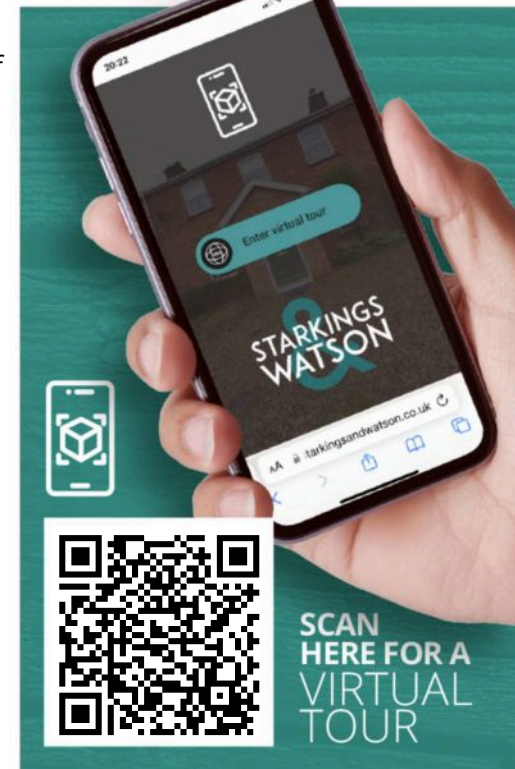
## FIND US

Postcode : NR13 5EG

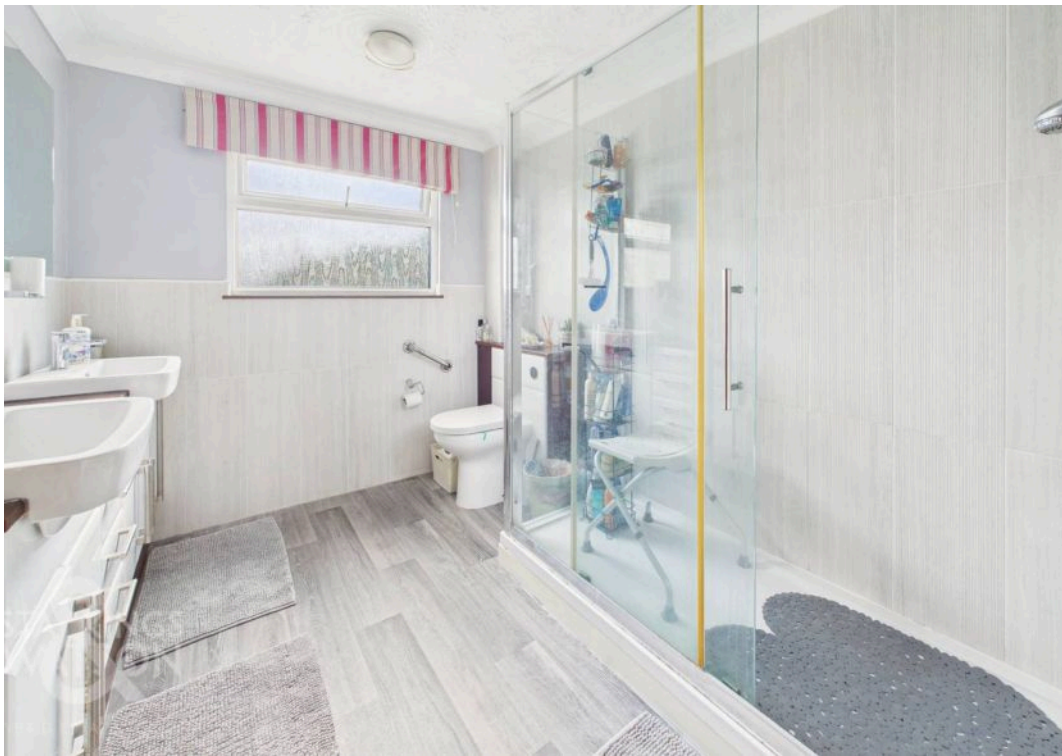
What3Words : ///bravo.pool.cakes

## VIRTUAL TOUR

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







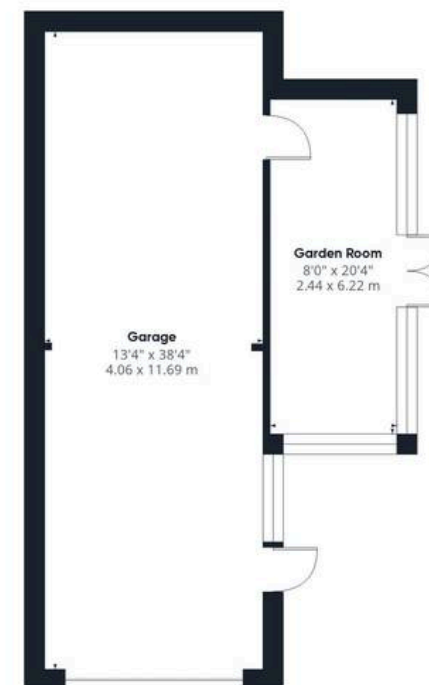




## THE GREAT OUTDOORS

The rear garden is laid to lawn and enclosed with timber panel fencing and mature hedging - whilst enjoying field views to the rear. A block paved seating area leads from the main living spaces within a variety of shrubbery and hedging sweeping around the garden, through to the garden room and garage beyond. A further patio area sits to the far corner of the garden to take in the afternoon sun, which is screened by high level hedging to both boundaries. A timber shed offers storage with the oil tank concealed beyond the property. The garden room is finished in a conservatory style with windows to front and side, whilst French doors lead out and wood effect flooring can be found underfoot. A door takes you to the adjacent garage which offers tandem length space with an electric roller door to front, power and lighting.





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

2254 ft<sup>2</sup>

209.5 m<sup>2</sup>

**Reduced headroom**

35 ft<sup>2</sup>

3.2 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 are based on RICS IPMS 3C standard.

**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 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.