



Sandhole Lane, Little Plumstead - NR13 5JF



Sandhole Lane

Little Plumstead, Norwich

NO CHAIN. Step back in time with this captivating 1820's DETACHED COTTAGE exuding CHARM and history in every corner. With OVER 1,180 Sq. ft (stms) of accommodation and a DOUBLE GARAGE, this property offers a harmonious blend of TRADITIONAL ELEGANCE and modern convenience. Having undergone a program of MAINTENANCE including ROOFING and DECORATING, the interior boasts exposed TIMBER BEAMS and character features throughout, enhancing the aesthetic appeal. The heart of the home features TWO RECEPTION ROOMS, both of which host a CENTRAL double sided WOOD BURNER creating a cosy atmosphere. The 16' KITCHEN, complemented by a SEPARATE UTILITY ROOM, caters to culinary enthusiasts. Convenience is key with a GROUND FLOOR SHOWER ROOM and SEPARATE W.C for added comfort. Ascend to the upper level to discover the LARGE LANDING which has been used as a bedroom, with TWO FURTHER well-appointed BEDROOMS leading off, including an EN SUITE BATHROOM with separate shower to the main bedroom.



The property is crowned with WRAP AROUND GARDENS, enveloping the cottage in natural beauty, and a DETACHED DOUBLE GARAGE offering both storage and parking space.

Council Tax band: D

Tenure: Freehold

- No Chain!
- 1820's Detached Cottage
- Over 1180 Sq. ft (stms) of Accommodation
- Two Reception Rooms with Central Wood Burner
- 16' Kitchen with Separate Utility Room
- Ground Floor Shower Room & Separate W.C
- 2/3 Bedrooms with En Suite Bathroom
- Wrap Around Gardens & Detached Double 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

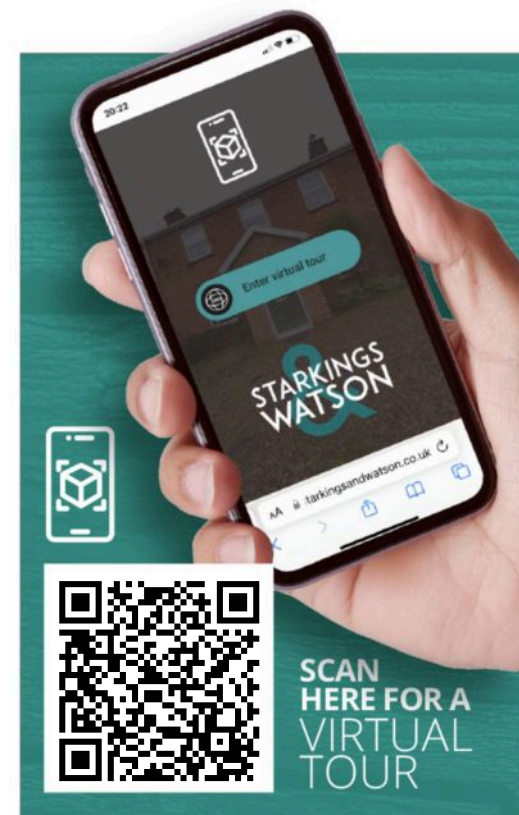
Set back from the road and screened behind high level hedging and a range of mature shrubbery and trees, a block paved driveway offers off road parking for several vehicles, with access leading to the detached double garage. A further useful storage area or parking space can be found, including a well, leading off the driveway, where a greenhouse and timber built storage shed can be found, whilst a pathway takes you to the main entrance door.

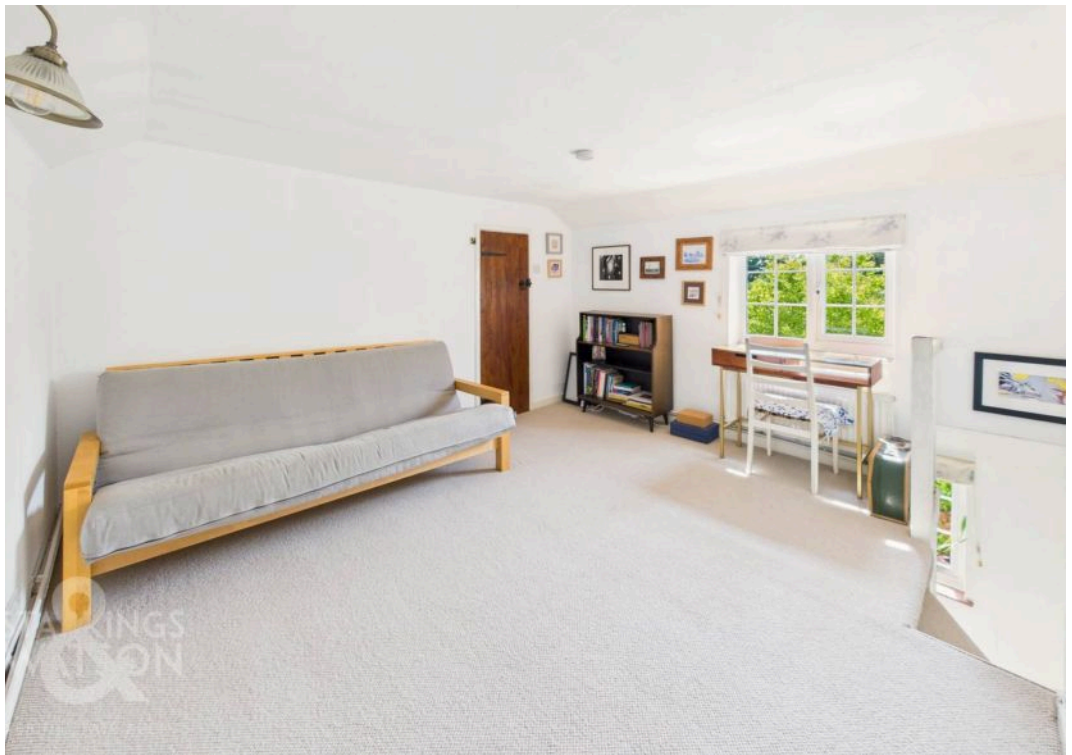
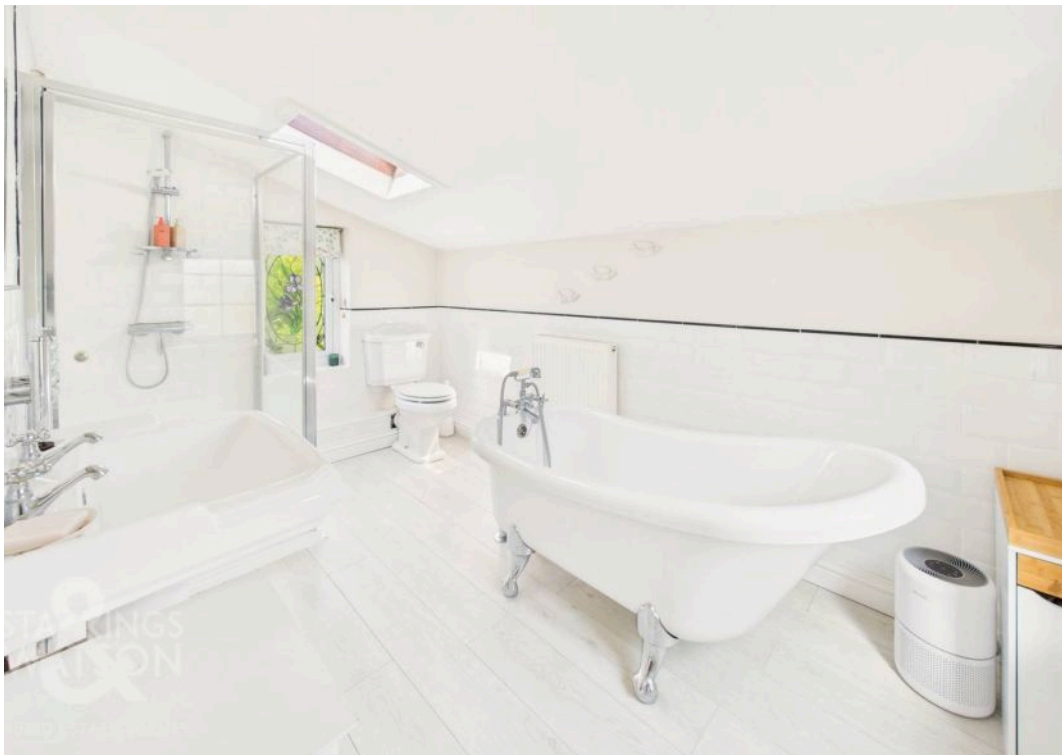
THE GRAND TOUR

Heading inside the hall entrance greets you with a front facing uPVC window offering excellent natural light, whilst stairs rise to the first floor landing. A door takes you into the main dining room where an exposed brick built fireplace with a double sided cast iron wood burner creating a focal point to the room, with a front facing window for excellent natural light. Exposed timber beams can be found to the ceiling with wood flooring underfoot. A door leads off to the kitchen whilst an opening takes you to the dual aspect sitting room also centred on the feature fireplace and cast iron wood burner, with continued wood flooring underfoot. This sizeable room offers ample space for soft furnishings and a dining area or study space, with exposed timber beams, front facing window and side facing French doors which lead to the garden. The kitchen sits to the rear of the property, once again flooded with excellent natural light via two rear facing velux windows, with an L-shaped arrangement of wall and base level storage units, with an inset electric ceramic hob and built-in high level electric oven and microwave combination. Tiled splash-backs run around the work surface with wood effect flooring underfoot, with space for general white goods including a dishwasher, while space is provided for breakfast table to one side. A walk-in pantry cupboard leads off the kitchen with shelved storage, whilst a small inner hallway includes a built-in airing cupboard. Two doors take you to a shower room and utility room. The shower room includes a two piece suite including a hand wash basin with storage cupboard under,

shower cubicle with a thermostatically controlled shower, floor standing gas fired central heating boiler, tiled splash-backs and wood effect flooring. The utility room offers an L-shaped arrangement of wall and base level units, with tiled splash-backs running around the work surface, tiled flooring underfoot and space for general white goods including a fridge freezer and washing machine, with a door to front. This spacious, light and bright room creates the ideal boot room space, with two velux windows above, and exposed timber beams. The useful ground floor W.C leads off, completing the property to the ground floor, with a two piece suite including storage under the hand wash basin.

Heading upstairs, the large landing area creates a fantastic study space or occasional bedroom, with carpet underfoot, front facing window and doors leading off to two bedrooms. The second bedroom includes a front facing window and wood floors underfoot. The main bedroom also enjoys front facing garden views, with wood flooring underfoot and a vast array of built-in wardrobes and storage cupboards. An opening takes you to an en-suite which offers a luxury feel with a white four piece suite including a freestanding rolled top slipper bath, with mixed shower tap, large walk-in shower cubicle with a thermostatically controlled shower, tiled splashbacks, heated towel rail and wood effect flooring underfoot.







THE GREAT OUTDOORS

The property sits within wrap around gardens, including gated access to two side gardens. From the utility room, a courtyard style garden can be found with a timber built workshop/studio. Walking behind the property, further planting can be found, opening to the main side garden where steps lead to a raised seating area, and storage space behind the garage. A wealth of mature planting and shrubbery can be found, with huge potential to further cultivate this secluded garden. The detached double garage includes twin electric up and over doors to front, storage above, power and lighting.

FIND US

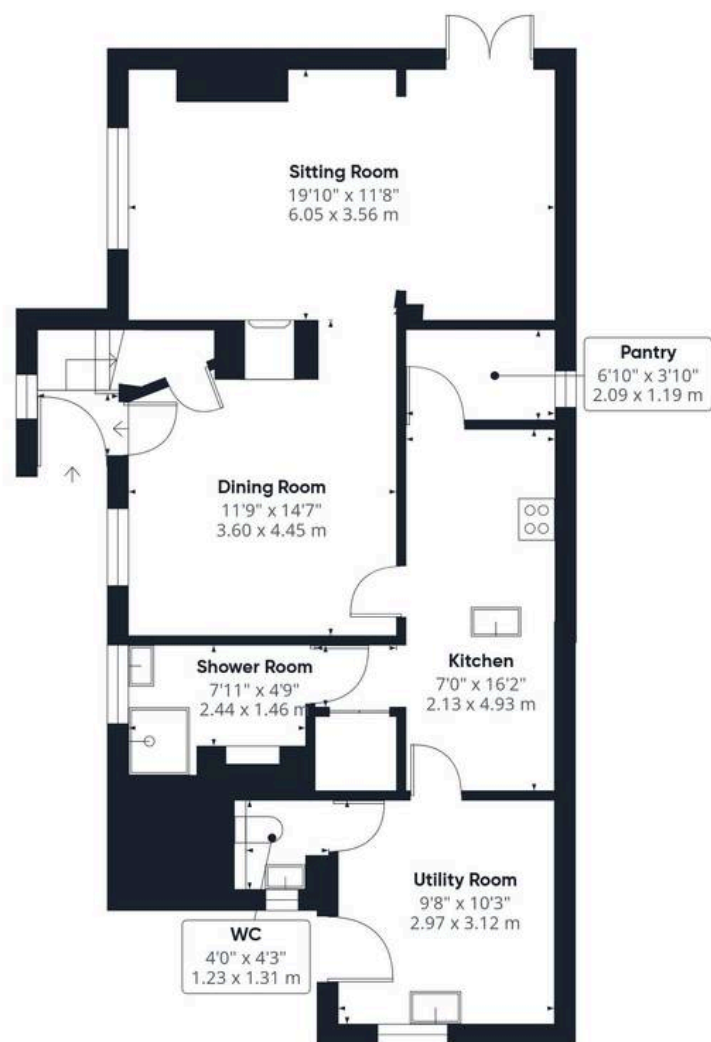
Postcode : NR13 5JF

What3Words : ///remit.flown.organ

VIRTUAL TOUR

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

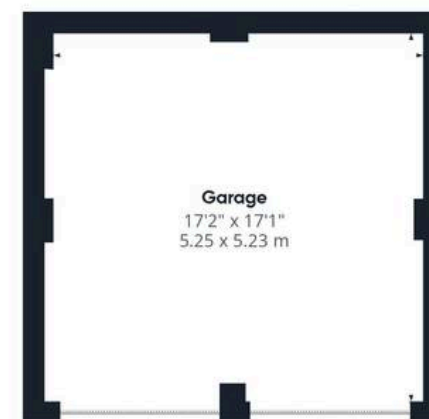




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1484 ft²

138 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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