



Nelson Drive, Little Plumstead - NR13 5FL



## Nelson Drive

Little Plumstead, Norwich

An exceptional opportunity to acquire this DETACHED FAMILY HOME set in a picturesque location OVERLOOKING GREEN SPACE.

Boasting approximately 1670 sq. ft (stms) of accommodation, this property offers a PERFECT BLEND of MODERN COMFORTS and traditional charm. The heart of the home is a STUNNING 19' DUAL ASPECT SITTING ROOM featuring a COSY WOOD BURNER, ideal for relaxing evenings with family or friends. The 23' 2023 installed KITCHEN is a chef's delight, complete with a LARGE CENTRAL ISLAND and striking CONTRASTING TILING. A separate W.C and UTILITY ROOM complete the ground floor. With FIVE SPACIOUS BEDROOMS over TWO FLOORS, a separate FAMILY BAHTROOM, SHOWER ROOM and EN SUITE can be found - this home effortlessly caters to all family needs. Furthermore, the property includes a PRIVATE DRIVEWAY and an adjoining GARAGE, ensuring ample PARKING space. Completing this delightful residence is a WELL-STOCKED GARDEN offering a serene retreat with a NON-OVERLOOKED REAR ASPECT, perfect for enjoying the tranquillity of outdoor living.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home Overlooking Green Space
- Approx. 1670 Sq. ft (stms) of Accommodation
- 19' Dual Aspect Sitting Room with a Wood Burner
- 23' Kitchen with Large Central Island & Contrasting Tiling
- Five Spacious Bedrooms
- W.C, Bathroom, Shower Room & En Suite
- Private Driveway & Adjoining Garage
- Well Stocked Garden with Non-Overlooked Rear Aspect

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

Overlooking open green space to front, a range of mature planting and shrubbery can be found within the front garden, whilst the brick-weave driveway offers off road parking and access to the adjoining garage.

## THE GRAND TOUR

Heading inside the hall entrance offers wood effect flooring underfoot for ease of maintenance, with stairs rising to the first floor landing and access leading to the main sitting room and kitchen space. A ground floor W.C sits to one side, with a white two piece suite including wood effect flooring and tiled splash-backs. The main dining room offers dual aspect views to front and rear via the front facing sash window and rear facing French doors - whilst the cast iron wood burner creates a focal point to the room with wood effect flooring flowing underfoot from the hall entrance which is accessed via double doors. The kitchen/dining room has been re-fitted and offers a fully open plan room with a high specification range of kitchen units including solid wood work-surfaces and a large central island creating a breakfast bar with LED spotlighting and attractive tiled splash-backs running around the work surface. A twin ceramic butler sink creates a feature to one end of the kitchen, while space is provided for a gas range style cooker with an extractor fan. An extensive range of built-in storage drawers with integrated appliances includes a fridge freezer and dishwasher. Wood effect flooring flows from the hall entrance, with ample space for a dining table, while sash windows face to front and a window faces to rear offering dual aspect views. The open plan utility room offers a matching style and design with continued attractive tiled splash-backs around the work surface, with further storage units and space for laundry appliances including a washing machine and tumble dryer. A built in understairs cupboard sits to one side whilst a door leads out into the rear garden.

Heading upstairs the first floor landing offers a useful built-in storage cupboard, with an ideal study recess and front facing sash window

overlooking the open green space. Three bedrooms lead off at this level including the main double bedroom which offers a front facing sash window, attractive wood panelling creating a feature to one side, and a range of built-in storage cupboards. The private ensuite leads off with a large walk-in double shower cubicle and tiled splash-backs. The two further bedrooms are both finished with fitted carpet and are served by the main family bathroom which offers a white three piece suite including tiled splash-backs and wood effect flooring.

Heading up to the top level the carpeted landing leads to two further bedrooms - both offering fitted carpet underfoot with the larger including a range of built-in wardrobes. The shower room completes the property with a white three piece suite including tiled splash-backs and wood effect flooring.

## FIND US

Postcode : NR13 5FL

What3Words : ///oval.lobby.senses

## VIRTUAL TOUR

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

## AGENTS NOTES

An annual service charge is due for the upkeep of the communal green space.



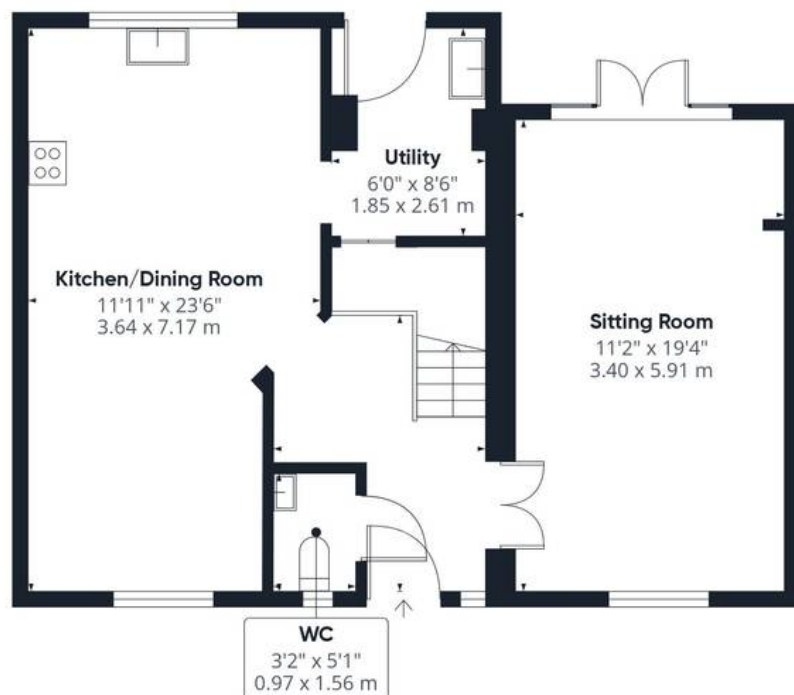




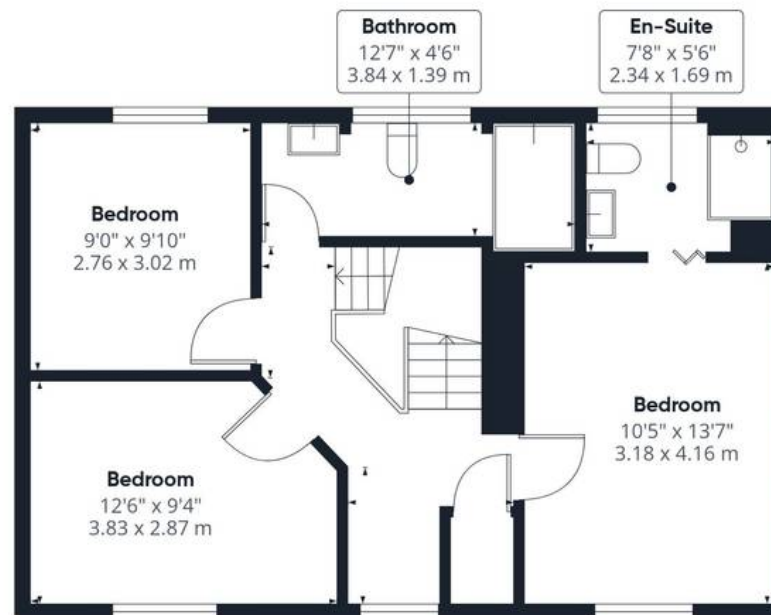
## THE GREAT OUTDOORS

The rear garden enjoys a non-overlooked rear aspect with a tree lined view and main central lawned garden with a range of mature planted borders enclosed within timber panel fencing. A patio area stretches across the rear of the property leading to a seating area. Towards the end of the garden with a timber built storage shed, access also leads into the adjoining garage which offers an up and over door to front, storage above, power and light.

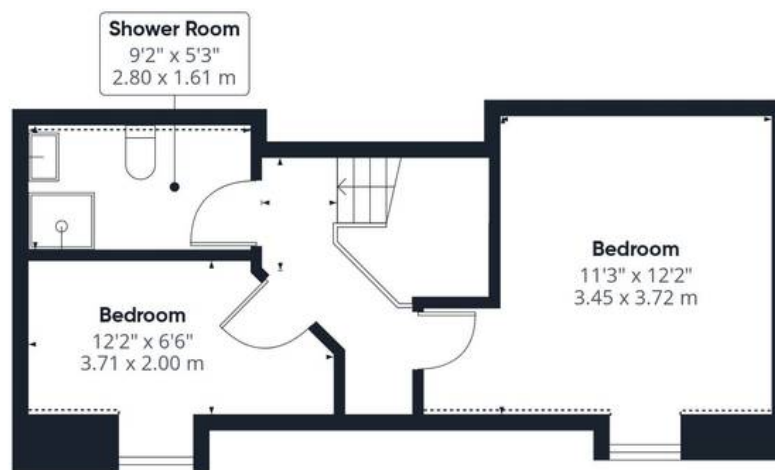




**Ground Floor** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Ground Floor** Building 2

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

1671 ft<sup>2</sup>

155.3 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>

0.6 m<sup>2</sup>

(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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