



Morris Drive, Little Plumstead - NR13 5FD





## Morris Drive

Little Plumstead, Norwich

NO CHAIN ! This mid-terrace TOWNHOUSE boasts a SIZEABLE 1196 sq. ft (stms) of accommodation - ARRANGED over THREE FLOORS, perfect for comfortable living. Enjoying a RURAL VILLAGE SETTING with amenities, you step inside and are greeted by a HALL ENTRANCE and W.C, with TWO RECEPTION ROOMS - an ideal setup for relaxation and entertainment. The KITCHEN is FULLY FITTED and has an adjacent DINING ROOM. Ascend the staircase to discover FOUR BEDROOMS spread over two floors, ensuring ample space for the whole family. The MAIN BEDROOM includes BUILT-IN WARDROBES and an EN SUITE SHOWER ROOM, with a FAMILY BATHROOM on the first floor, and an UPDATED SHOWER ROOM on the top floor, providing ultimate convenience. Outside, enjoy the tranquility of the LAWNED GARDENS, offering a serene escape from the city bustle. A GARAGE provides secure PARKING, with ample on road PARKING to front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Mid-Terrace Townhouse
- Close to 1200 Sq. ft (stms) of Accommodation
- Two Reception Rooms, Hall Entrance With W.C
- Four Bedrooms Over Two Floors
- Boiler Replaced November 2021
- En Suite, Shower Room & Family Bathroom
- Lawned Gardens & 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

Fronting the road and approached via a low maintenance plum slate garden, a footpath takes you to main entrance door whilst a communal parking area leads to the garage and rear garden access.





## THE GRAND TOUR

Once inside, wood effect flooring can be found underfoot within the hall entrance, with stairs rising to the first floor landing and doors taking you to the sitting room, kitchen and ground floor W.C. The sitting room enjoys a front facing window with newly replaced fitted carpet underfoot and a door taking you to the adjacent dining room - offering garden views via the rear facing French doors. Wood effect flooring can be found underfoot, with space for a dining table and an opening taking you to the adjacent kitchen. The kitchen itself offers an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric oven, with space for a fridge freezer and washing machine. A dishwasher is integrated whilst tiled splash-backs and flooring can be found, with a rear facing window and door to the garden, and a door taking you back to the hall entrance. The ground floor W.C offers a white two piece suite with tiled splash-backs.

Heading upstairs, the first floor landing includes a built-in storage cupboard with a door taking you to the main bedroom and second bedroom, along with a useful family bathroom. The main bedroom includes a run of built-in double wardrobes with fitted carpet underfoot, and a door taking you to a private en-suite which includes storage under the hand wash basin, walk-in shower cubicle with a thermostatically controlled shower, tiled splash-backs and wood effect flooring. The second bedroom enjoys garden views to the rear with fitted carpet underfoot and space for freestanding wardrobes, with a family bathroom sitting adjacent including tiled splash-backs, wood effect flooring and rear facing window.

The top floor leads to two further double bedrooms - both with newly replaced carpets, both served by a central shower room, with the two bedrooms including space for freestanding wardrobes, one bedroom including a built-in airing cupboard, whilst the shower room itself offers a three piece suite which has been modernised to include attractive contrasting tiled splash-backs, with a three piece suite including a thermostatically controlled shower and tiled flooring.

## FIND US

Postcode : NR13 5FD

What3Words : ///kept.noises.dined

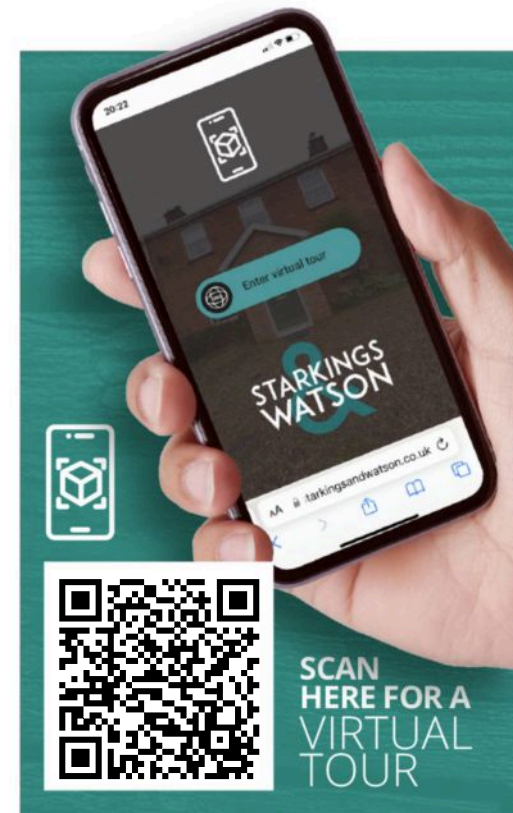
## VIRTUAL TOUR

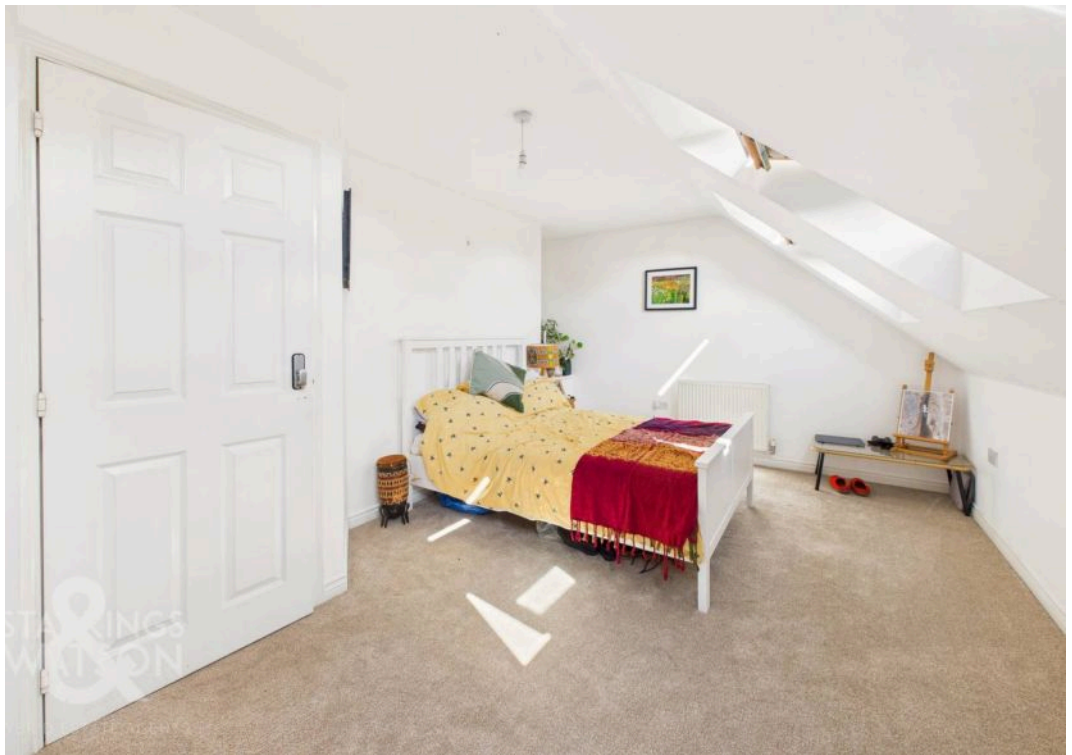
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Service charge information is awaited.

Potential purchasers should confirm service charges with the agent prior to viewing..



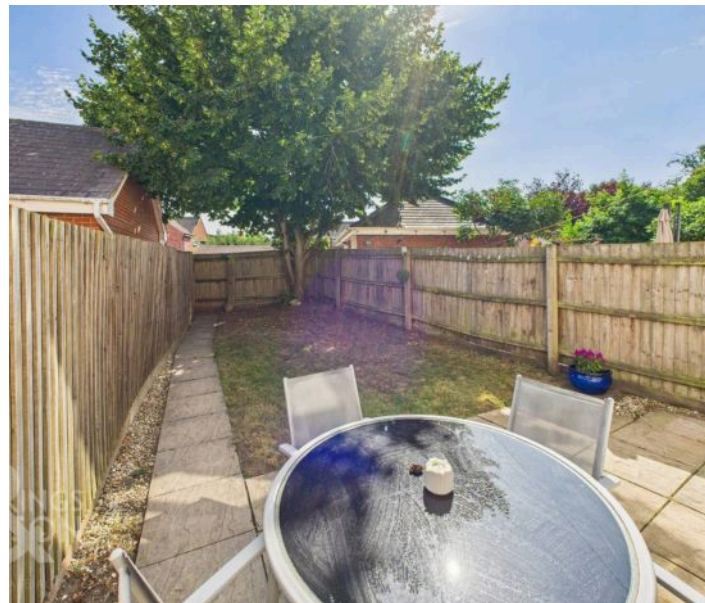






## THE GREAT OUTDOORS

The rear garden offers a lawned expanse enclosed with timber panel fencing, with a useful patio seating area extending across the width of the property, where French doors lead from the dining room. The gated access to the rear leads to the communal parking area where a single garage can be found, with an up and over door to front.



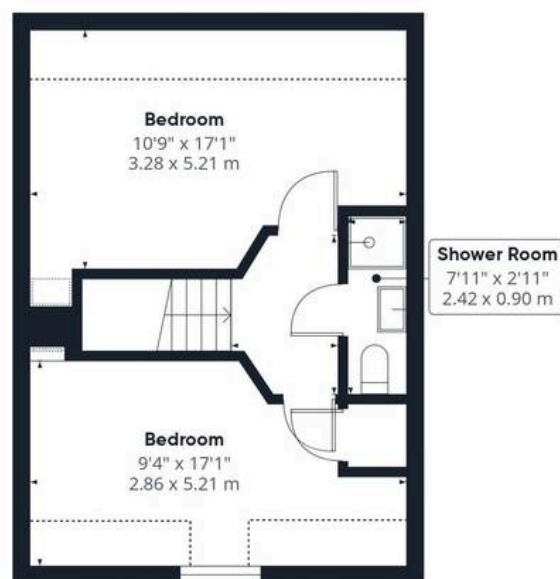




Ground Floor



Floor 1



Floor 2

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

1196 ft<sup>2</sup>

111.1 m<sup>2</sup>

**Reduced headroom**

71 ft<sup>2</sup>

6.6 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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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.