



Macmillan Way, Little Plumstead - NR13 5FE



## Macmillan Way

Little Plumstead, Norwich

NO CHAIN. An AMAZING KITCHEN/BREAKFAST ROOM, LARGE BEDROOMS and a BLANK CANVAS - ready for you to move in and make your home! With various works under taken since the original build including REPLACEMENT WINDOWS, central heating BOILER and KITCHEN, the property is ready to be decorated, floored and dressed to your style! Situated on a sought after DEVELOPMENT with GREEN SPACE and PARK AREAS within walking distance, along with a POPULAR CAFE and PRIMARY SCHOOL. Once inside you will find over 1430 Sq. ft (stms) of accommodation. The hall entrance leads to a 14' SITTING ROOM, W.C and 17' KITCHEN/BREAKFAST ROOM. Upstairs the middle floor offers TWO BEDROOMS including the main EN SUITE BEDROOM and further family bathroom. On the top floor TWO FURTHER DOUBLE BEDROOMS shared a SHOWER ROOM. The rear GARDEN is a great size, with a PATIO and LAWNED area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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, a tandem brickweave driveway offers parking, with a footpath and lawned frontage adjacent. Potential exists to create further parking, utilising the grass space which is tucked behind mature hedging.

#### THE GRAND TOUR

Step inside and a spacious hall with wood flooring can be found. With a feature radiator, stairs rise to the first floor with a storage recess below. Head into the sitting room which leads off, with carpet underfoot, window to front and upgraded radiator. Opposite is the W.C, with a two piece suite, tiled splash backs and heated towel rail.



The kitchen/breakfast room steals the show and is an entertainers dream! With extensive cupboard storage, a sweeping curved edge breakfast bar, a large bank of storage includes space for an American style fridge freezer. The gas hob and electric double oven are built-in, set in front of a glass splash back and extractor fan, whilst there is space for a washing machine and dishwasher.

Upstairs, the hall leads to two double bedrooms, and the family bathroom. The smaller of the bedrooms is a double with a window facing to the rear, whilst the main bedroom faces to front and includes an ideal space for a built-in wardrobe. From the bedroom leads an en suite shower room, with a three piece suite and storage - ready to personalise and update. The family bathroom is a similar style, including a mixer shower tap and tiled splash backs over the bath. Further stairs lead up, where the final two double bedrooms can be found, both of which are comfortable doubles, with an airing cupboard to one, and an ideal recess for built-in wardrobes. Shared by both bedrooms is the shower room, complete with tiled splash backs and a velux window to side.

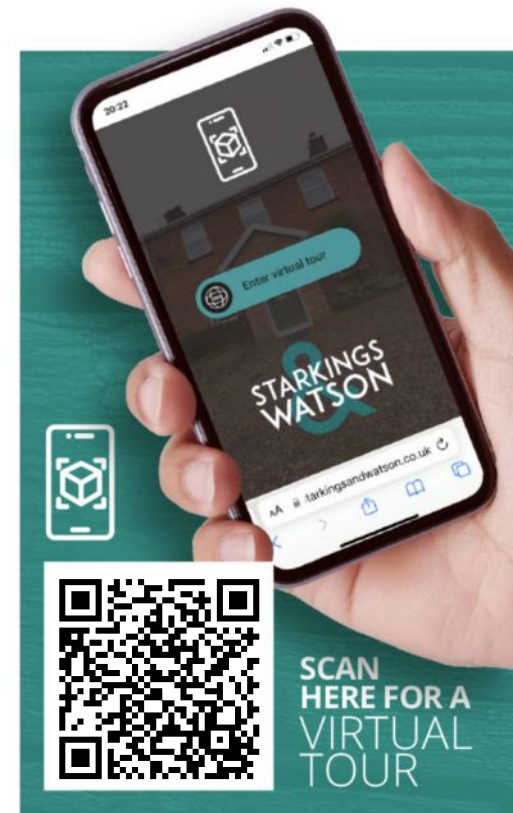
#### FIND US

Postcode : NR13 5FE

What3Words : ///easy.stamp.loose

#### VIRTUAL TOUR

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



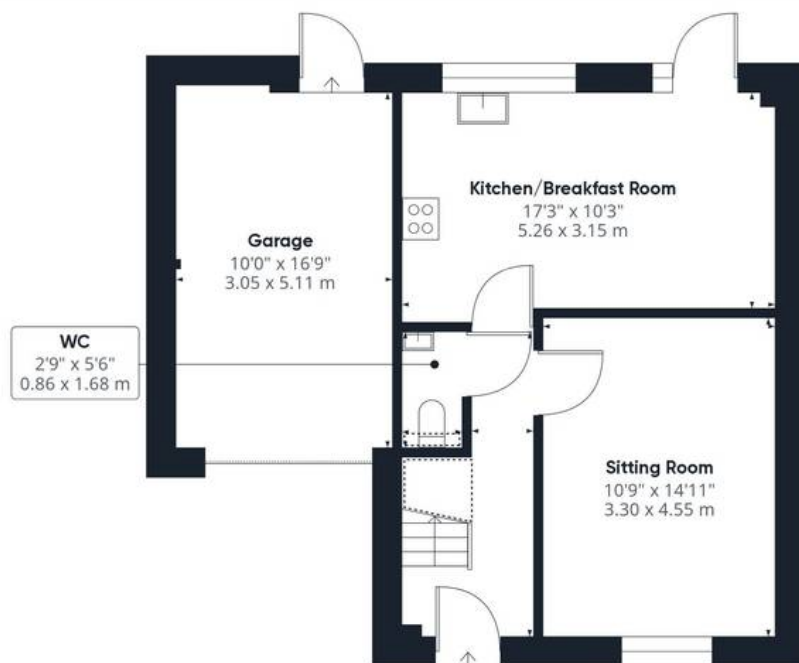




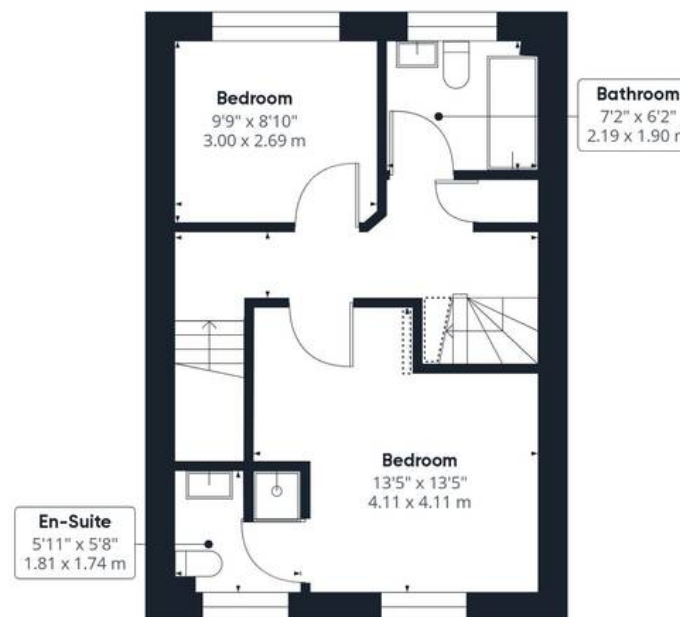
## THE GREAT OUTDOORS

Heading outside the rear garden is fully enclosed with timber panelled fencing, whilst being laid to lawn and completed with a patio seating area which leads from the kitchen. With planted borders and beds, a rear access door leads to the garage, complete with an up and over door to front.





Ground Floor



Floor 1



Floor 2

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

1432.43 ft<sup>2</sup>

133.08 m<sup>2</sup>

**Reduced headroom**

22.94 ft<sup>2</sup>

2.13 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



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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.