



Post Office Road, Little Plumstead - NR13 5AD



Post Office Road

Little Plumstead, Norwich

This EXTENDED COTTAGE with ANNEXE OPTIONS includes VERSATILE accommodation whilst sitting on a 0.19 Acre Plot (stms). With over 2075 Sq. ft (stms) of accommodation, the property boasts up to FIVE RECEPTION ROOMS. The layout includes a porch entrance, SITTING ROOM with feature wood burner, dining room and GARDEN ROOM in the main house. The KITCHEN and W.C/laundry room lead off, with a UTILITY ROOM connecting to the ANNEXE. With a rear lobby, SHOWER ROOM, ground floor BEDROOM and TWO RECEPTION ROOMS, there are options to include the annexe space into the main property, creating STUDY or PLAY ROOM spaces. Upstairs, FOUR BEDROOMS lead off the split level landing, with an EN SUITE SHOWER ROOM to the main bedroom, and a FAMILY BATHROOM. The property further benefits from ample parking to front, a GATED DRIVEWAY, and a DOUBLE GARAGE, making it a practical and secure. The GARDEN beckons with WRAP AROUND GARDENS enveloping the property's side and rear. The expansive greenery is fully enclosed with timber panelled fencing, offering privacy and tranquillity to the outdoor spaces.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Cottage with Annexe Options
- Approx. 0.19 Acre Plot (stms)
- Approx. 2075 Sq. ft (stms) of Accommodation
- Up to Five Reception Rooms
- Kitchen with Separate Utility & Laundry Rooms
- Up to Five Bedrooms
- W.C, Shower Room, En Suite & Family Bathroom
- Ample Parking, Gated Driveway & 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

Siding onto the road, off road parking is provided for several vehicles with a gated access leading to the rear driveway, garage and further parking area. An access door leads to the annexe accommodation whilst a timber gate leads to the front gardens with picket fencing leading to the main front entrance door.



THE GRAND TOUR

Once inside, a porch entrance greets you with space for coats and shoes and a door taking you to the main living space. The sitting room forms part of an open plan living area with double doors flowing seamlessly into the adjacent dining room. Wood effect flooring flows underfoot with a feature fireplace including an inset cast iron wood burner with a pamment tiled hearth with exposed timber beams above and front facing window. The adjacent dining room continues with wood effect flooring underfoot whilst stairs rise to the first floor landing, and a front facing window adds natural light, and exposed timber beams create a character feel. Extending the living space, the garden room sits to the end of the property with dual aspect views to side and rear, with French doors leading out and wood effect flooring underfoot. The kitchen leads to the main sitting room, with a galley style arrangement of wall and base level units, with attractive tiled splash-backs and integrated cooking appliances including an inset gas hob and built-in electric oven. Space is provided for general white goods with a door taking you to the rear of the property. An opening takes you to the utility room, with a door leading off to a ground floor W.C and laundry room - complete with a white two piece suite with ample space for a washing machine and tumble dryer, work surface space and wall mounted gas fired central heating boiler. The utility room offers further cupboard storage and shelving with space for white goods and a door taking you to the annexe accommodation, with the ability to include the annexe in the main property or offer self contained living. A rear hall space with tiled flooring includes useful storage, with a door taking you to a ground floor shower room complete with a white three piece suite. The shower room includes a walk-in shower cubicle with a thermostatically controlled shower and tiled splash-backs along with a heated towel rail. The three main rooms to the annexe offer versatile living with the first three rooms being set out as a double bedroom, with a side facing window and attractive views across greenery, with a private access door to the rear driveway.

A door takes you to one of the reception spaces, with a side facing window and wood effect flooring underfoot, whilst double doors take you to the main sitting room with a front facing window and access door with continued wood flooring underfoot.

Upstairs in the main property the landing is finished with wood effect flooring, with a split level landing leading to the four bedrooms - the two front facing bedrooms are finished with fitted carpet underfoot, and the two rear facing bedrooms finished with wood effect flooring and uPVC double glazing. The main bedroom includes a private en-suite shower room which includes a white two piece suite with a wall mounted hand wash basin and shower cubicle with a thermostatically controlled shower and tiled splash-backs. The main family bathroom offers a white three piece suite with a mixer shower tap over the bath, tiled splash-backs, heated towel rail and wood effect flooring.

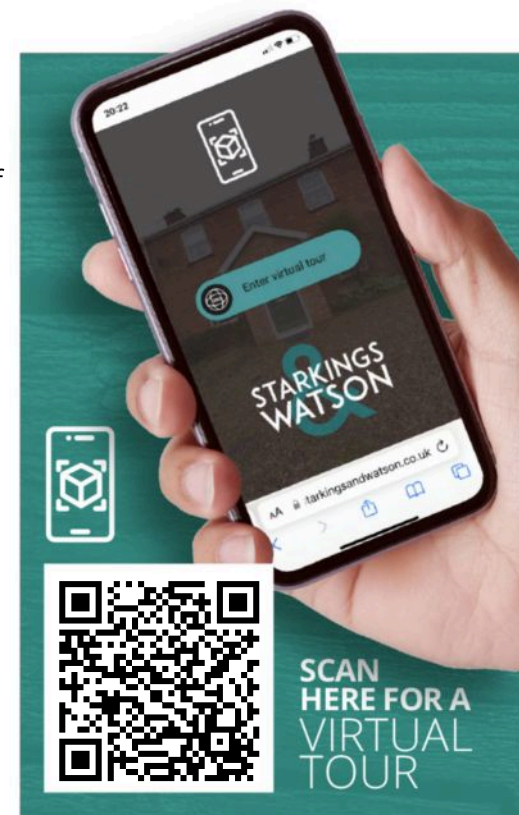
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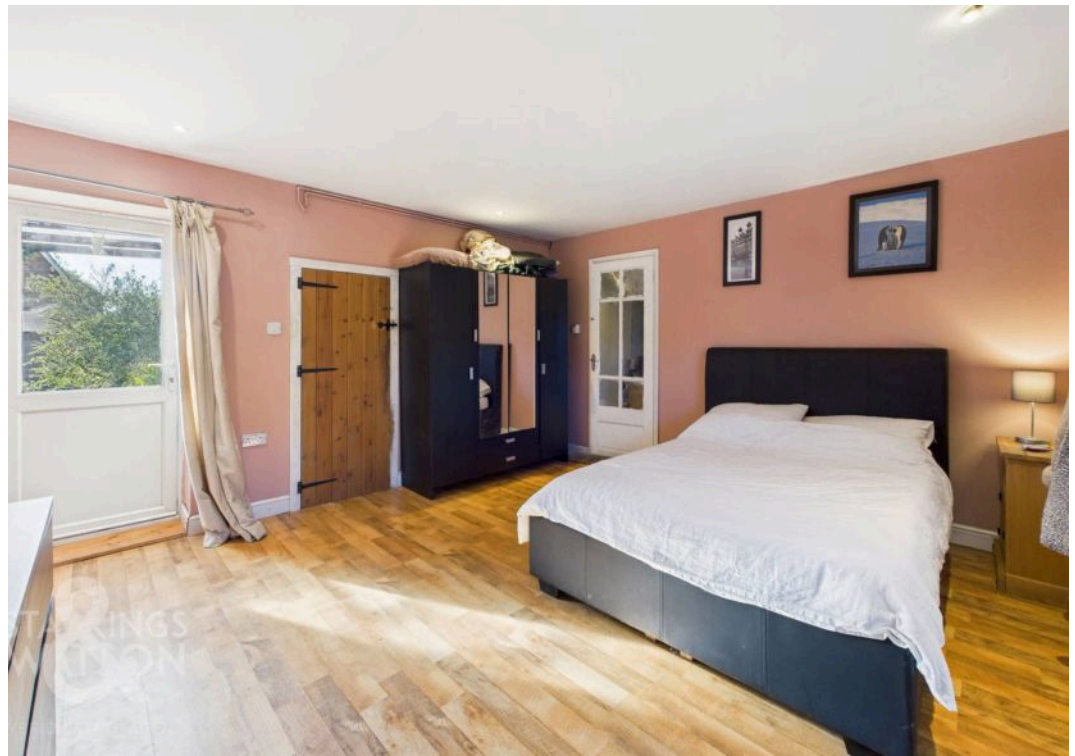
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What3Words : ///riskiest.uttering.navy

VIRTUAL TOUR

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



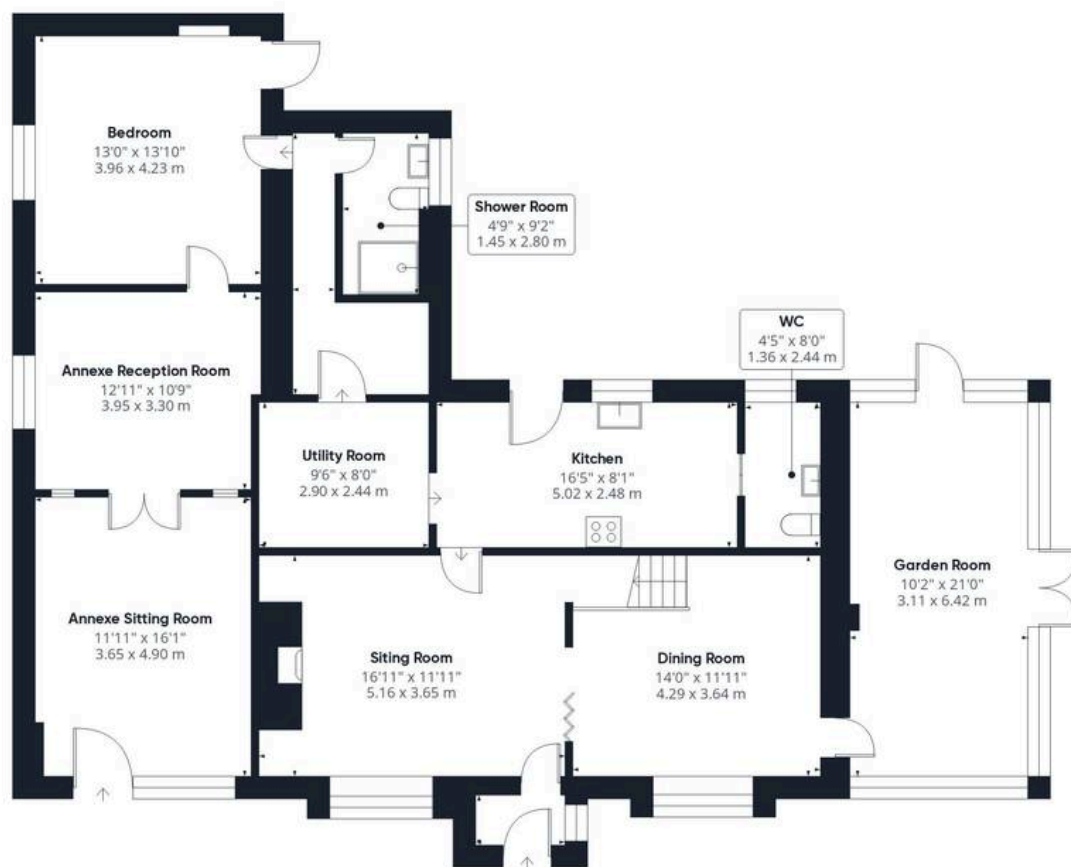




THE GREAT OUTDOORS

Wrap around gardens sit to the side and rear of the property, being fully enclosed with timber panelled fencing, and laid to lawn. Various seating areas lead from the garden room, with double timber gates to the rear providing further private parking options, along with outside space for the annexe. Raised beds and various mature planting can be found throughout the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2075 ft²

192.7 m²

(1) Excluding balconies and terraces

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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