



Glaven House

Church Road, Great Plumstead, Norwich, Norfolk, NR13 5ER

BROWN & CO



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An outstanding four-bedroom detached chalet bungalow constructed in 2020 and situated in a charming village location to the east of Norwich.

Acreage – 0.258 acres (stms)

GUIDE PRICE £725,000 - £750,000



DESCRIPTION

Glaven House is a beautifully presented detached chalet bungalow offering delightful accommodation on two floors. The house was constructed only four years ago and is offered in pristine order throughout with an incredible 25'6 kitchen dining area that enjoys superb views over its associated gardens.

Much of the charm of Glaven House remains in the condition which is apparent from the moment you step into the light and airy entrance hall which provides access to the kitchen, stunning staircase, cloakroom and garage. As aforementioned, the focal point of the home is the open plan kitchen dining room with its charming kitchen design and central island offering an extensive range of integrated appliances throughout, making it the perfect cooks kitchen. Off the kitchen lies the utility room, presented in the same order as the kitchen with the usual necessities tucked away within this space.

The property benefits from under floor heating throughout the ground floor and is incredible efficient as twin double internal doors open into both the sitting room with its log burner set between an exposed brick fireplace and doors into the garden room with a bi-fold arrangement at the rear opening onto the terrace.

On the first floor there are four spacious and well-appointed double bedrooms accessed off the landing. The principal

bedroom suite features both an en-suite shower room and dressing area whilst the guest bedroom benefits from extensive fitted wardrobes which occupy one of the walls; the views out from this bedroom are delightful over distant countryside. There is also a family bathroom as well as a skylight on the landing and two cupboards for general storage purposes.

Glaven House is approached at the front off the main road into a private brick drive which flows up to an elevated hard standing offering parking for several vehicles leading up to the garage.

The main gardens are at the rear either accessed at both sides of the property or via the property at rear via various points. The gardens are mainly lawned and span across to the west with a lovely summer house strategically positioned to catch the sunshine. A lovely sunken terrace flows around the outside of the property with sleepers acting as attractive borders. A garden shed is included and remains in the sale.

Services – Mains water, mains drainage, mains electricity, air source heating.

Local authority – Broadland District Council

LOCATION

Great Plumstead is situated to the east of Norwich and there is a church in the village. Access to the city of Norwich via the

northern distributor route (NDR) and A47 trunk road is very good. This is an excellent opportunity to acquire a property in a popular residential area within easy reach of the Norfolk Broads and the centre of Norwich.

DIRECTIONS

Proceed out of Norwich on the Yarmouth Road which then merges with the Norwich southern bypass. Take the first exit on the A47 to Gt Plumstead and continue along the road, passing the church on the left. Continue into the village and the property will be seen on the right-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

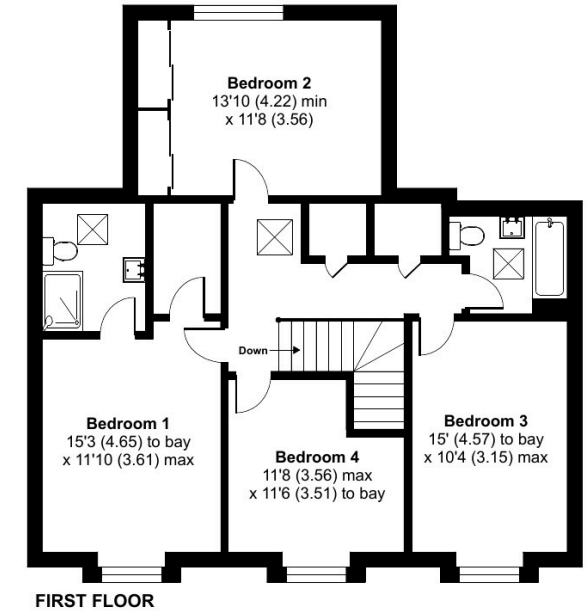
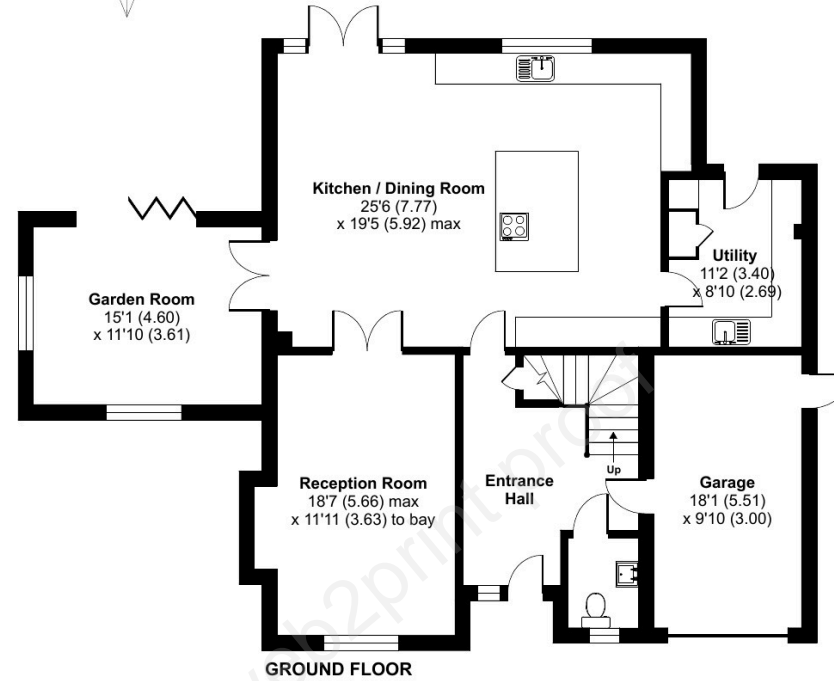
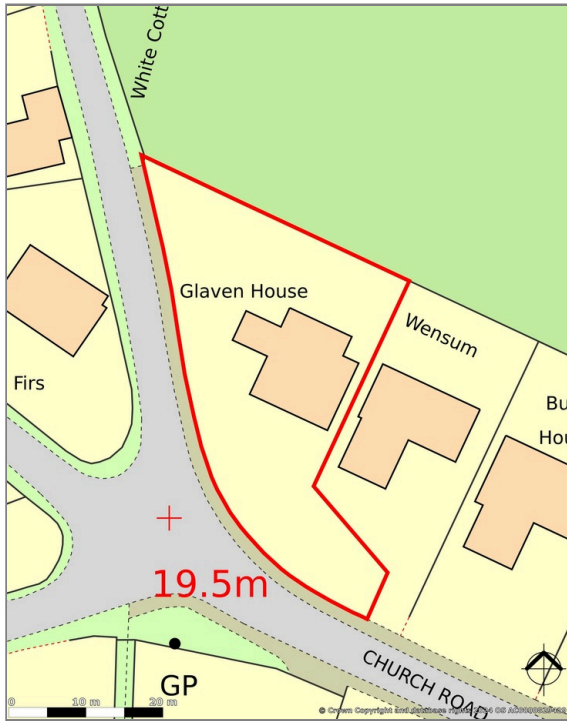
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Approximate Area = 2260 sq ft / 209.9 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 2438 sq ft / 226.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1201992

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