



Salhouse Road, Little Plumstead - NR13 5HX



Salhouse Road

Little Plumstead, Norwich

This charming EXTENDED semi-detached COTTAGE occupies a generous 0.18 ACRE PLOT (stms), and offers approximately 1244 Sq. ft (stms) of versatile accommodation. The property welcomes you with a spacious HALL ENTRANCE that doubles as a STUDY AREA, providing a practical space for those working from home. The SITTING ROOM features a characterful EXPOSED BRICK FIREPLACE and WOOD BURNER, perfect for cosy evenings, while the FAMILY ROOM at the rear boasts PATIO DOORS that open directly onto the garden, creating a seamless transition between indoor and outdoor living. A well-appointed 19' KITCHEN offers extensive storage and ample space for a RANGE COOKER, making it an ideal setting for family meals and entertaining. A rear lobby leads to a UTILITY ROOM and W.C. Upstairs, THREE DOUBLE BEDROOMS ensure comfortable accommodation for the whole family, complemented by a MODERN FAMILY BATHROOM complete with a SHOWER. To the front, a large shingle driveway provides ample off-road parking for several vehicles, whilst to the rear, the property truly EMBRACES the GREAT OUTDOORS with its expansive and beautifully maintained rear garden. The full-width PATIO, accessed directly from the family room, is perfect for outdoor dining and entertaining, and is bordered by a variety of raised planters and beds that add colour and interest throughout the seasons.



A timber-built SUMMER HOUSE provides a versatile retreat, ideal as a home office or a relaxing chill-out zone.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Semi-Detached Cottage
- Occupying a 0.18 Acre Plot (stms)
- Approx. 1244 Sq. ft (stms) of Accommodation
- 19' Kitchen with Extensive Storage & Space for a Range Cooker
- Three Reception Rooms
- Three Double Bedrooms
- Family Bathroom with Shower
- Large Shingle Driveway to Front

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 pub, 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.



THE GRAND TOUR

Set back from the road and approached via a large shingled frontage, ample off road parking is provided with gated access leading to the rear garden and a door taking you to the hall entrance. With wood effect flooring underfoot, this ideal meet and greet space leads seamlessly into a porch or study area, with a range of built-in storage and continued wood event flooring. This versatile room flows into the adjacent kitchen which creates the heart of the home, with an extensive range of built-in storage and wood effect work surfaces. Space is provided for a range style gas cooker with tiled splash-backs around the work surface. A dishwasher is integrated, while space is provided for an American style fridge freezer, with a door taking you to an inner hallway and rear lobby. The rear lobby continues with tiled flooring underfoot with space for coats and shoes, and a door taking you to the outside. The utility room leads off with a range of storage, further sink unit with tiled splash-backs and space for a washing machine. The ground floor W.C continues with a white two piece suite including storage under the hand wash basin and tiled splash-backs. The inner hallway offers stairs to the first floor landing with storage space below whilst being finished with wood effect flooring which flows into both the sitting room and family room. The sitting room sits at the front of the property focused on a characterful exposed brick fireplace with an inset cast iron wood burner and pamment tiled hearth. Wood effect flooring flows underfoot with a front facing window. The family room sits to the rear, enjoying garden views through the siding patio doors, with ample space for soft furnishings and a dining table.

Heading upstairs, the landing offers wood flooring with doors leading off to the three bedrooms and family bathroom. The first double bedroom you reach includes a feature cast iron wood burner, cast iron fireplace with painted wood flooring and front facing window with the opposite bedroom enjoying garden views and wood effect flooring. The main bedroom sits at the end of the hallway with a rear facing window enjoying garden views, stripped wood flooring and a full width range of built-in wardrobes. The family bathroom completes the property with a white four piece suite including a freestanding rolled top bath with a mixer shower tap and a large walk-in shower cubicle with a thermostatically controlled shower, tiled splash-backs, storage under the hand wash basin and twin heated towel rails.

FIND US

Postcode : NR13 5HX

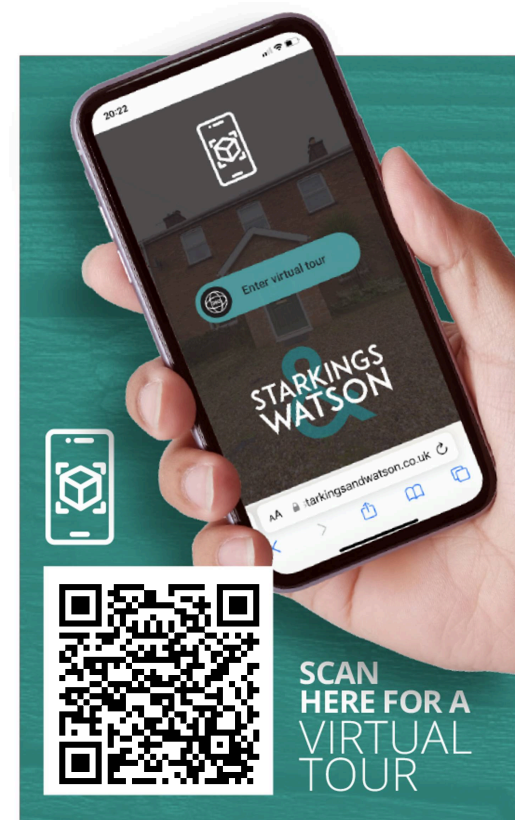
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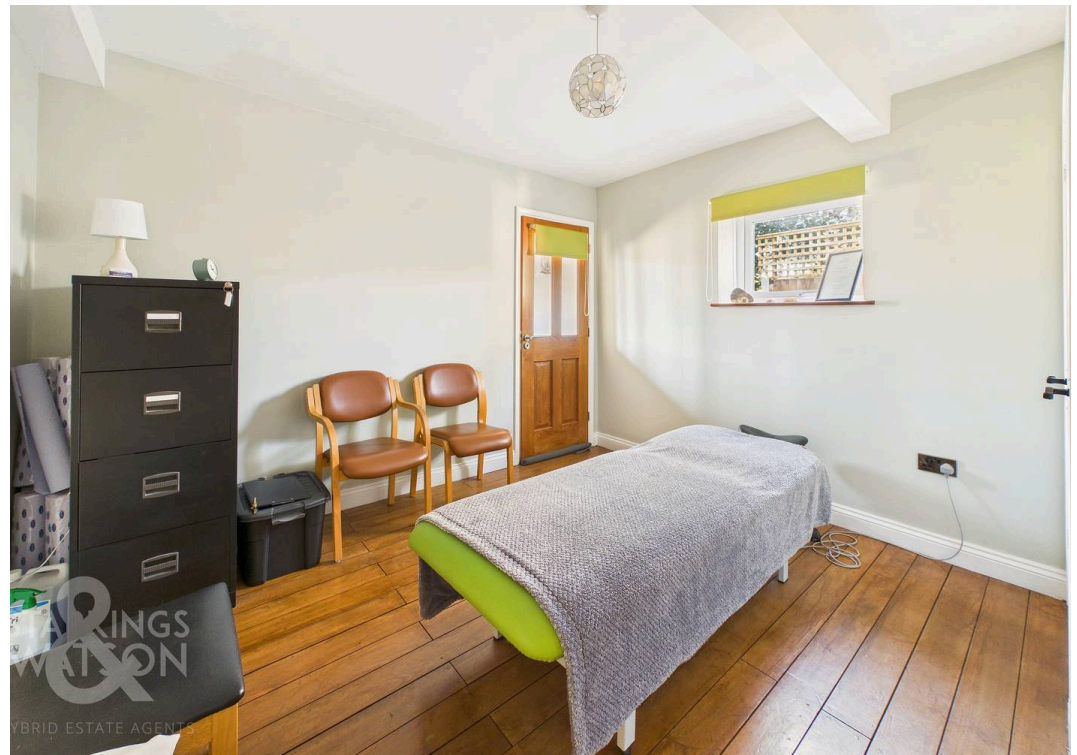
VIRTUAL TOUR

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

AGENTS NOTES

The neighbouring property has historic access rights through the garden, but does now have its own independent access. The gas fired central heating boiler was installed in 2023.



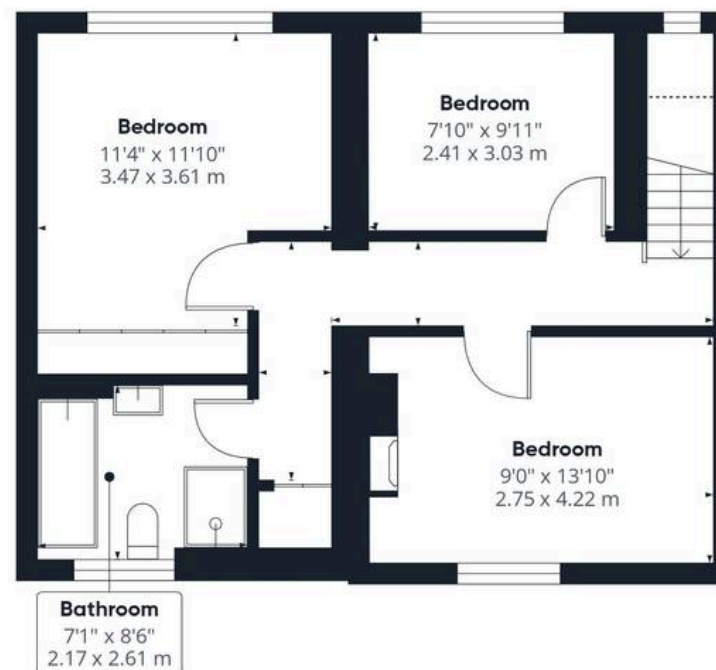




THE GREAT OUTDOORS

Heading outside, the rear garden offers a long enclosed space, which is mainly laid to lawn. A full width patio leads from the family room patio doors, with a range of raised planters and beds. A timber built summer house offers an ideal home office space or chill out zone, with a further patio area and raised planting with the ideal space to sit and enjoy the garden views and dine al fresco. Heading down the garden, a further lawned section opens up, with a timber storage shed and further range of storage buildings at the far end of the garden, with enclosed timber fence boundaries and mature planting.





Floor 1

Approximate total area⁽¹⁾

1244 ft²
115.5 m²

Reduced headroom

11 ft²
1 m²

(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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