



Warner Way, Little Plumstead - NR13 5FR

**STARKINGS  
&  
WATSON**

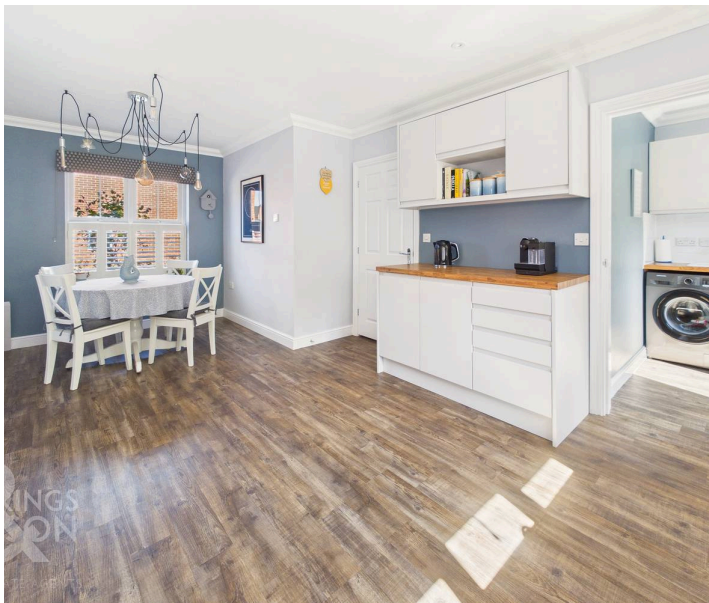
HYBRID ESTATE AGENTS



## Warner Way

Little Plumstead, Norwich

This WELL MAINTAINED FOUR BEDROOM DETACHED HOUSE offers exceptional living on an ENVIABLE CORNER PLOT within a peaceful cul-de-sac, benefitting from a LEAFY OUTLOOK and remaining NHBC WARRANTY (4 years). Spanning approximately 1168 SQ. FT. (stms), the property welcomes you into an entrance hall with storage, leading through to a beautifully well-lit 19' MULTI-ASPECT SITTING ROOM, flooded with natural light and perfect for relaxing or entertaining. The KITCHEN/DINING ROOM boasts UPGRADED INTEGRATED APPLIANCES and contemporary finishes, providing a seamless flow into the adjoining UTILITY ROOM, ideal for family living. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS offer versatility for family living, guests, or home working, each enjoying use of a MODERN FAMILY BATHROOM, EN-SUITE to the principal bedroom, and a convenient ground floor WC. The home showcases MANY UPGRADED FEATURES and has been lovingly maintained, with FRESH, MODERN DECOR throughout and an abundance of NATURAL LIGHT in every space. Ample OFF ROAD PARKING and a DETACHED GARAGE ensure practicality, while the overall presentation



is truly TURN-KEY and ready to enjoy. The gardens, both front and rear, have been planted with an array of vibrant plants and borders giving a truly unique feel to the outside space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Home Enjoying 4 Years Remaining NHBC
- Envious Corner Plot With Leafy Outlook
- Approx. 1168 Sq. Ft Of Immaculately Presented Accommodation (stms)
- 19' Multi-Aspect Sitting Room
- Kitchen/Dining Room With Integrated Appliances Leading To Utility Room
- Four Bedrooms Enjoying Use Of A Family Bathroom, En-Suite & WC
- Multi generational entertainment & Attractively Planted Gardens
- Ample Off Road Parking & Garage

The Village of Little Plumstead is located within eight 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 located close by in the village of Blofield Heath including shops with a Post Office, Church and pubs.



A short drive provides access to the Broads of Salhouse, Ranworth and Brundall and the associated leisure activities.

### SETTING THE SCENE

The property can be found down a quiet close occupying an enviable position with a leafy outlook where well planted front gardens create an idyllic entrance to the home. Sat to either the left or right hand side of the property has off road parking for up to 5 vehicles, with a single detached brick garage featuring roller door to the front with power and eave storage, and OHME EV charging port to the side of the home.

### THE GRAND TOUR

Once inside a welcoming entrance lobby has been decorated by current owners with tasteful decorative panelling and hard wearing wooden effect floor. This space grants access to all living accommodation within the home as well as a handy under the stair storage cupboard and two piece WC with recently updated vanity storage and sink unit featuring a heated towel rail. To the left hand side a multi aspect sitting room bathes in natural light courtesy of its position with carpeted flooring leaving more than enough space for a choice of soft furnishings. Throughout much of the home fitted shuttered blinds adorn the windows with the sitting room also benefitting from French doors opening onto the rear garden patio. On the adjacent side of the home the kitchen again offers a multi facing aspect with flooring opening up to the right hand side to leave more than enough space for a formal dining table. The owners have fitted additional storage giving the space a multitude of wall and base mounted cabinetry with wooden work surfaces giving way to upgraded appliances to include an oven and hob with extraction above with upgraded built in fridge/freezer. Just off to the side of the kitchen is the utility room with a continuation of the same storage and work spaces with a inset sink and plumbing with space for additional white goods and secondary access door into the rear garden.

The first floor landing splits in each and access to each of the four bedrooms within the home as well as a family bathroom suite located in the middle complete with shower head and glass screen mounted over the bath. The two large bedrooms towards the rear of the home overlooking the manicured lawns and tree lined views towards the rear of the property with the main bedroom benefiting from double built in wardrobes and a modernised ensuite room complete with walk in shower unit, rainfall shower head and all heated towel rail. The second double bedroom also with built in wardrobes, sits on the opposite side of the home again benefitting from a tasteful yet neutral décor and built in wardrobes. Two further well proportioned bedrooms can be found towards the front of the home offering versatility in use with each currently functioning as a home office space but ideal for further bedroom spaces or nurseries for expecting families with the slightly larger room again benefitting from built in wardrobes.

### FIND US

Postcode : NR13 5FR

What3Words : ///blues.ranges.games

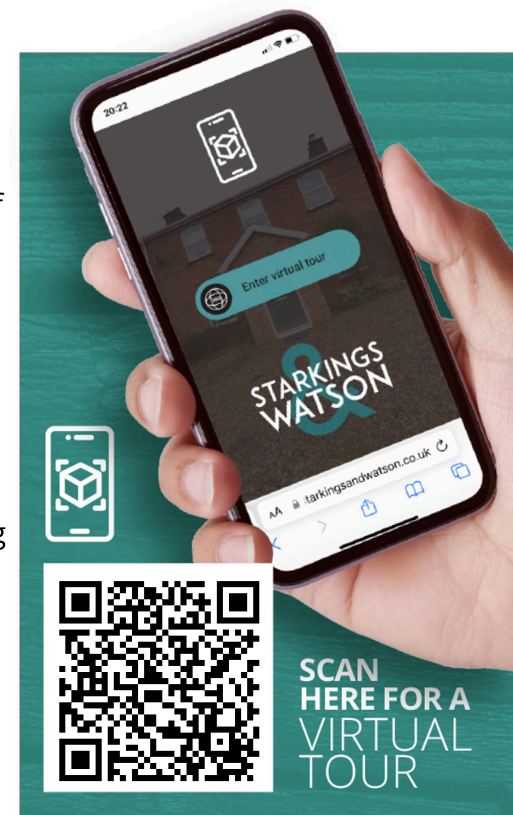
### VIRTUAL TOUR

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

### AGENTS NOTES

There is a yearly maintenance charge payable for the upkeep of communal grounds and green spaces amounting to approx. £186.

The loft has been fully boarded with lighting and power.



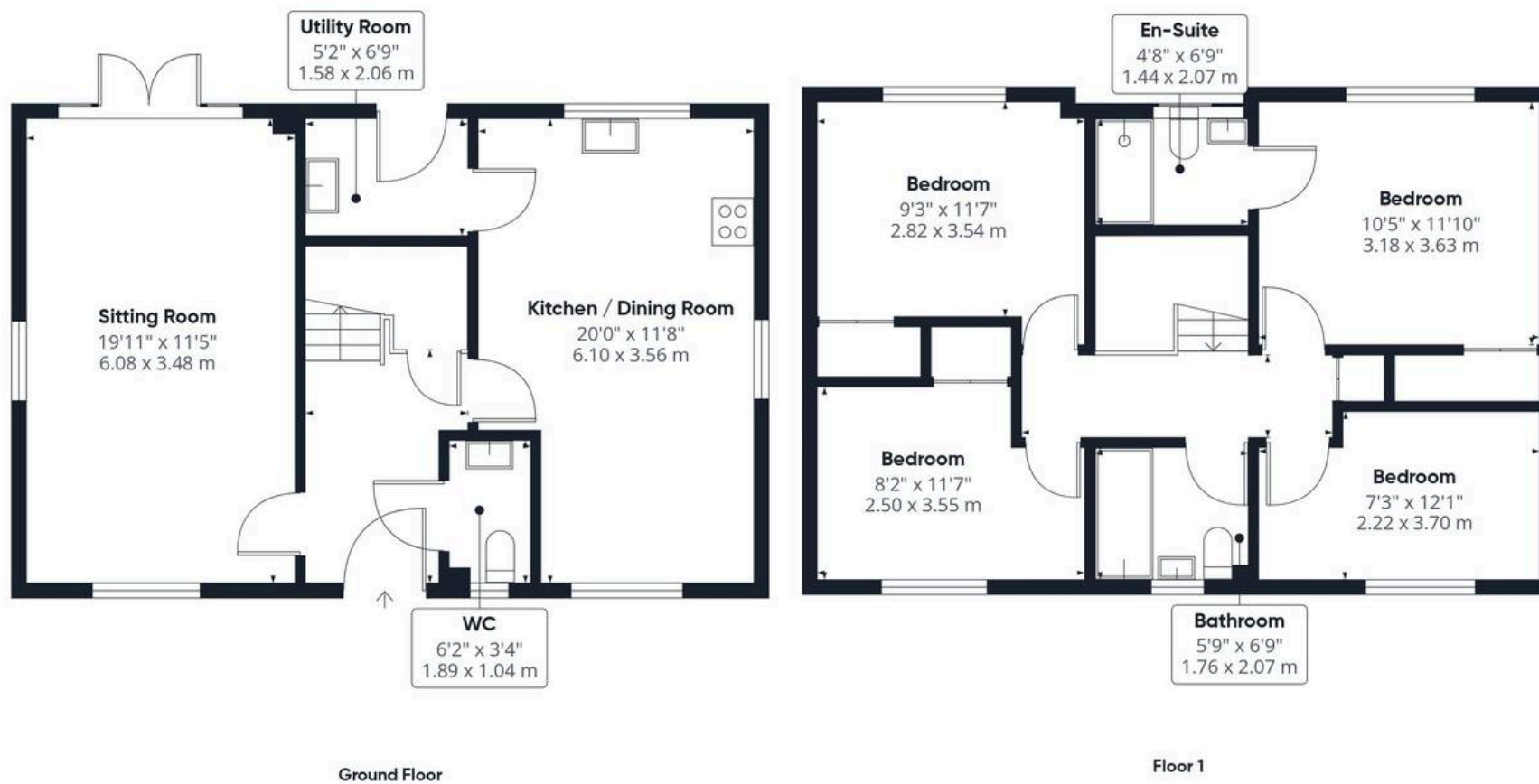




## THE GREAT OUTDOORS

The rear garden much like the front of the property has been planted to create a private and inviting haven with a flagstone patio offering the perfect space for garden furniture to sit and enjoy the warmer months. From here a mixture of lawn space, planting beds, bespoke water features all combine to create a unique feel to the garden whilst enjoying a non overlooked position from every angle.





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

1168 ft<sup>2</sup>  
108.4 m<sup>2</sup>

(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.

GIRAFFE 360





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