



Kevill Davis Drive, Little Plumstead - NR13 5FB

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HYBRID ESTATE AGENTS



## Kevill Davis Drive

Little Plumstead, Norwich

SUPERBLY POSITIONED MID-TERRACE TOWNHOUSE, built by renowned local developer Hopkins Homes, offering an enviable outlook over a BEAUTIFULLY TREE-LINED OPEN GREEN SPACE. With APPROXIMATELY 1,057 SQ. FT. (stms) of versatile accommodation arranged over three floors, this contemporary home is ideal for families and professionals alike. Step inside via a welcoming HALL ENTRANCE, complete with a convenient W.C. and practical storage solutions. The generous 16' SITTING ROOM provides a relaxing retreat and is perfectly complemented by the impressive 17' FITTED KITCHEN/DINING ROOM, featuring modern units and direct access to the garden, ideal for entertaining or family gatherings. Upstairs, THREE DOUBLE BEDROOMS are arranged over the top two floors, ensuring ample space for restful nights or flexible work-from-home arrangements. The principal and second bedrooms both benefit from EN SUITE SHOWER ROOMS, while a well-appointed FAMILY BATHROOM serves the third bedroom. Throughout, the property showcases a thoughtful layout, quality finishes including SPOTLIGHTING, and excellent storage options,



creating a welcoming and aspirational living environment. The REAR GARDEN is designed for LOW MAINTENANCE living without compromising on style or functionality. A generous PATIO SEATING AREA spans the width of the house, providing the perfect spot for alfresco dining or relaxing with friends and family. GABION RETAINING WALLS add a contemporary touch, framing an ARTIFICIAL LAWNED EXPANSE that remains green and tidy year-round. At the end of the terrace row, a SINGLE GARAGE with an up and over door is accessed via a SHINGLE DRIVEWAY at the front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terrace Hopkins Homes Built Townhouse
- Overlooking a Tree Lined Open Green Space
- Approx. 1057 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C, Storage & 16' Sitting Room
- 17' Fitted Kitchen with Door to the Garden
- Three Double Bedrooms
- Two En Suites & Family Bathroom
- Low Maintenance Garden, Driveway & 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 front garden is low maintenance and includes low level hedging to front with a paved footpath taking you to the main entrance door. At the end of the terrace row, the driveway parking and en-bloc garage can be found.

### THE GRAND TOUR

Stepping inside, the hall entrance offers wood-effect flooring underfoot, with stairs rising to the first landing and a built-in storage cupboard below. Doors lead off to the ground floor W.C which is finished with a white two piece suite and tiled splash-backs. Sitting opposite, the main sitting room with a front facing sash window overlooks the open green space, with fitted carpet underfoot and a feature fireplace creating a focal point into the room. Double doors open up to the kitchen/dining room, which stretches across the width of the property with a fitted range of wall and base level units including integrated cooking appliances with an inset gas hob and built-in electric double oven with tiled splash-backs and extractor fan. Space is provided for a washing machine, with an integrated fridge freezer and dishwasher. Tiled flooring flows under foot with space for a dining table, whilst a door takes you to the rear garden.

Heading upstairs, the first floor landing is finished with fitted carpet and a built-in airing cupboard, with doors taking you to the two double bedrooms - both finished with fitted carpet and uPVC double glazing. The larger front facing bedroom includes twin front facing windows and a built-in double wardrobe with a door taking you to a private ensuite shower room. Finished with a white three piece suite including a walk-in shower cubicle and thermostatically controlled shower, with tiled splash-backs and tiled effect flooring. The family bathroom sits on this level with a white three piece suite including a mixer shower tap, half tiled walls and tiled effect flooring.

The top floor landing opens up to the main principal bedroom enjoying dual aspect views via the front facing window and rear facing velux, with recessed spotlighting, built-in wardrobe and door to private ensuite - finished with a white three piece suite including a walk-in double shower cubicle with a thermostatically controlled shower with tiled splash-backs and tiled effect flooring.

### FIND US

Postcode : NR13 5FB

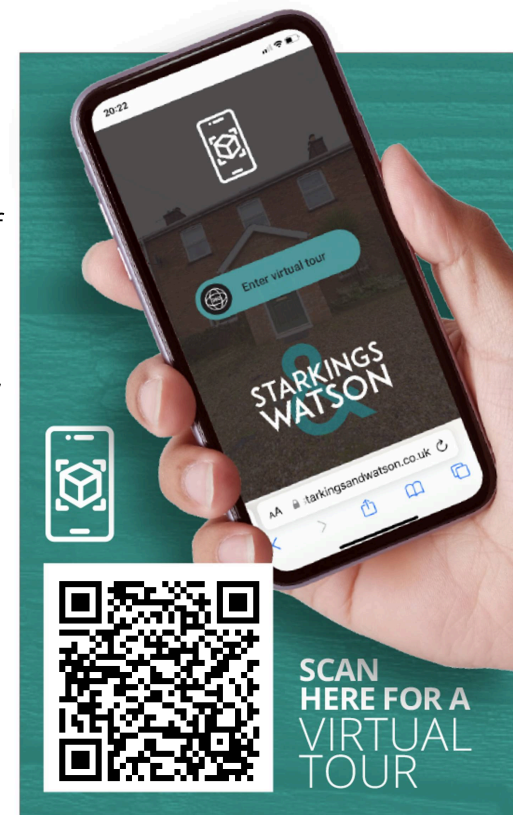
What3Words : ///firmly.herb.known

### VIRTUAL TOUR

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

### AGENTS NOTES

The garage is included on a leasehold basis, with an annual service charge in the region of £250 PA.







## THE GREAT OUTDOORS

Heading outside the rear garden has been created in a low maintenance style, with a patio seating area extending across the rear of the property. Gabion retaining walls house an artificial lawned expanse with timber fence boundaries and rear gated access. The garage is accessed at the end of the terrace row with a shingle driveway in the front and an up and over door providing access.





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

1057 ft<sup>2</sup>

98.1 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>

2 m<sup>2</sup>

(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.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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.