



Nelson Drive, Little Plumstead - NR13 5FL

**STARKINGS  
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HYBRID ESTATE AGENTS



## Nelson Drive

Little Plumstead, Norwich

SUBSTANTIAL DETACHED FAMILY HOME SIDING ONTO TREE LINED GREEN SPACE, offering an impressive 2094 sq. ft (stms) of FLEXIBLE ACCOMMODATION, perfectly suited to modern family living. The heart of the home is the 22' DUAL ASPECT SITTING ROOM, flooded with natural light and featuring French doors that seamlessly connect to the garden, creating an inviting space for relaxing or entertaining. A 15' STUDY/FAMILY ROOM provides an ideal environment for home working or a children's playroom, while the 18' KITCHEN/BREAKFAST ROOM is complemented by a separate 11' DINING ROOM, with OPEN PLAN POTENTIAL (stp) for those seeking to further enhance the flow of the living space. The welcoming porch and hall entrance leads to a practical W.C and a well-equipped utility room, ensuring convenience for busy households. Upstairs, FIVE SPACIOUS BEDROOMS await, including a PRINCIPAL BEDROOM with a dedicated DRESSING AREA and EN SUITE, with the second bedroom also including an EN SUITE SHOWER ROOM, offering privacy and luxury for family members or guests. Ample storage solutions are found throughout, with flexible spaces to adapt to your lifestyle needs. The LARGE BRICK-WEAVE DRIVEWAY provides extensive off-road parking and leads to a DOUBLE GARAGE, ensuring practicality for families with multiple vehicles.



The REAR GARDEN is enclosed by brick walling and timber panel fencing, creating a secure and tranquil environment for children and pets. A sizeable lawned expanse offers plenty of space for play, relaxation or future landscaping projects, while the PATIO SEATING AREA extends from both the sitting room and dining room, perfect for al fresco dining or summer gatherings.

Council Tax band: F

Tenure: Freehold

- Substantial Detached Family Home Siding onto Tree Lined Green Space
- Approx. 2094 Sq. ft (stms) of Flexible Accommodation
- 22' Dual Aspect Sitting Room & 15' Study/Family Room
- 18' Kitchen/Breakfast Room & Separate 11' Dining Room Offering Open Plan Potential (stp)
- Welcoming Porch & Hall Entrance with a W.C & Utility Room
- Five Spacious Bedrooms including the Principal Bedroom with Dressing Area & Two En Suite Rooms
- Large Brick-weave Driveway with Double Garage
- Enclosed Lawned Garden with a Patio & Huge Potential to Landscape

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

Tucked away in a rarely available cul-de-sac setting and sitting adjacent to open green space, a large brick-weave frontage offers off road parking with access to the adjacent garage and rear garden. Planted front borders create an attractive entrance as you step inside.

#### THE GRAND TOUR

With a porch entrance offering the ideal meet and greet space with wood effect flooring for ease of maintenance, and a built-in double storage cupboard, a further door takes you to the main entrance hall with stairs rising to the first floor landing. Wood effect flooring continues underfoot with a built-in storage cupboard and door to the ground floor W.C. The formal sitting room enjoys dual aspect views to front and rear, with a feature fireplace creating a focal point to the room with fitted carpet underfoot and French doors leading out to the rear garden. A door takes you to the adjacent dining room, offering a versatile range of uses continuing with fitted carpet and French doors to the rear garden. Sitting adjacent and with the potential to create a larger open plan flow if required, the kitchen/dining room offers twin rear facing windows for excellent natural light, whilst offering an extensive range of built-in storage units with space for a gas fired range style cooker with tiled splash-backs. Space is provided for an American style fridge freezer, whilst the dishwasher is integrated and tiled flooring can be found underfoot. A door takes you to the adjacent utility room which is finished in a similar style and with space for a washing machine and tumble dryer, cupboard housing the wall mounted gas fired central heating boiler and a door taking you to the side of the property. Completing the ground floor is the study/family room which offers a further versatile range of uses with a front facing window for natural light and fitted carpet underfoot.

Heading upstairs, the carpeted galleried landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the five bedrooms. Each of the bedrooms are finished with fitted carpet and uPVC double glazing with the two larger bedrooms enjoying en suites. The main bedroom boasts dual aspect views to front and rear, with a dressing room area including fully fitted wardrobes for extensive storage. A door takes you to the private ensuite which offers a four piece suite with twin hand wash basins and a corner shower cubicle. The second bedroom is finished with fitted carpet and offers space for a wardrobe to be built-in or freestanding, with a door to the en suite which offers half tiled walls with a three piece suite including a walk-in shower cubicle and thermostatically controlled shower.

Completing the property is the family bathroom enjoying a four piece suite with a separate panelled bath, with a mixer shower tap and walk-in shower cubicle.

FIND US

Postcode : NR13 5FL

What3Words : ///grants.late.makes

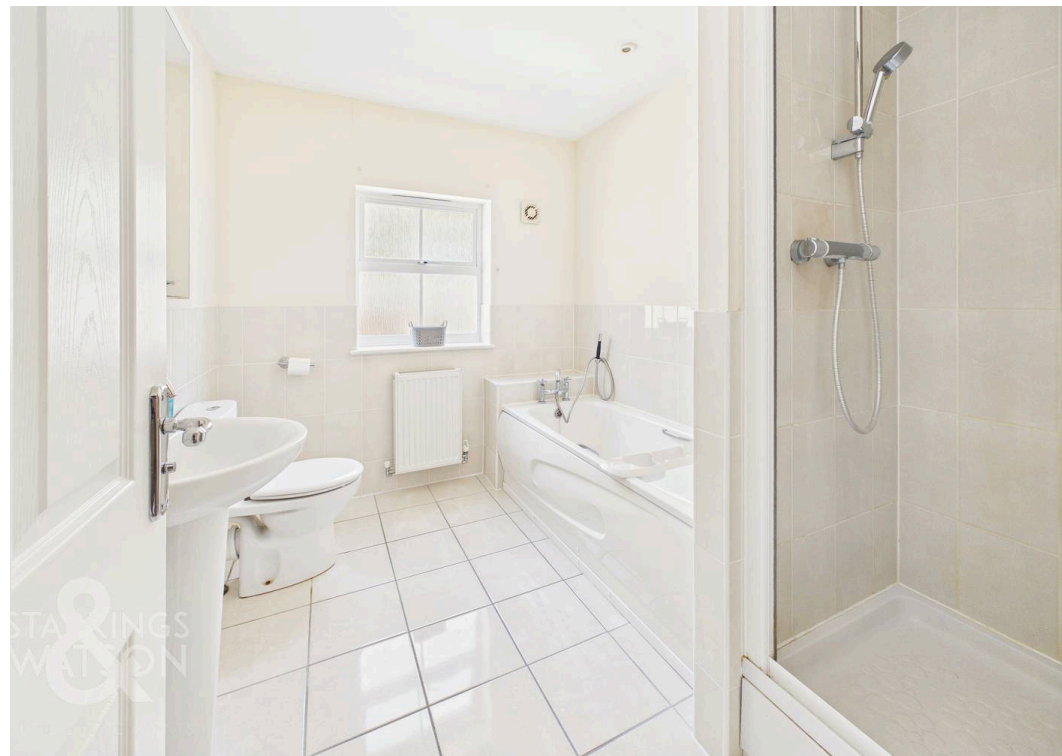
#### VIRTUAL TOUR

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

#### AGENTS NOTES

An annual service charge is due for the upkeep of the communal green space on the development.



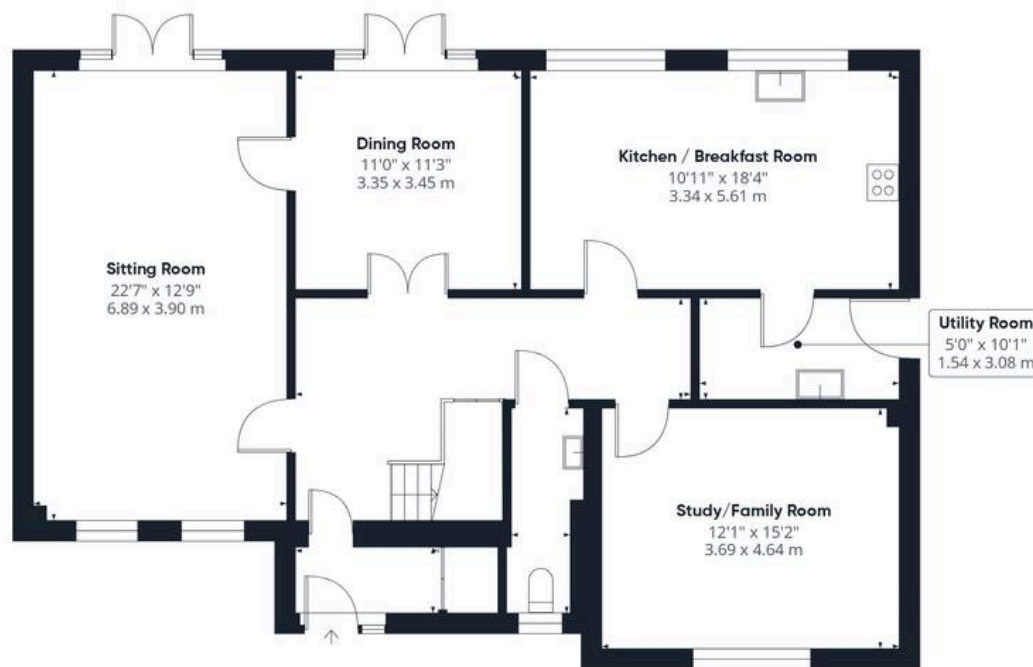




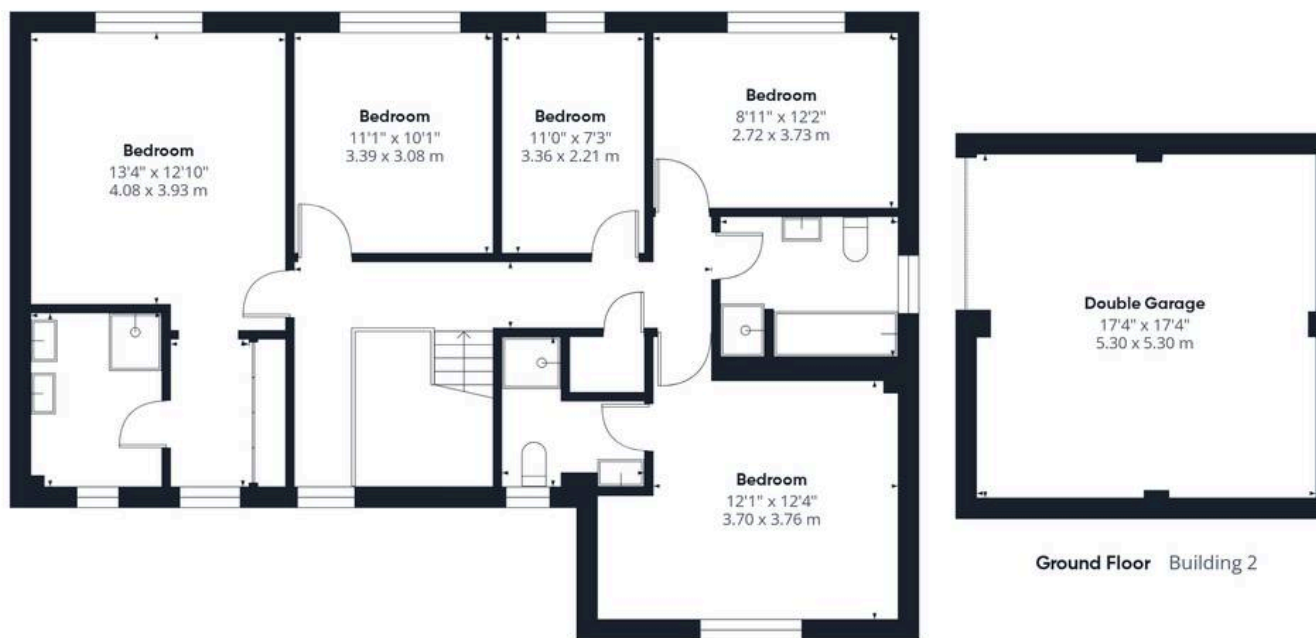
## THE GREAT OUTDOORS

The rear garden is enclosed within brick walling and timber panel fencing, whilst offering a sizeable lawned expanse, and a patio seating area extending from the two rear sets of French doors in the sitting room and dining room. Planted borders run around the edge of the garden, with a useful storage area at the far corner and gated access leading to the front, where the double garage can be found. With extensive parking on the driveway, the garage sits at the front of the property with an up and over door to front whilst being a double garage in size, with storage above, power and lighting.





Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

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

2394 ft<sup>2</sup>

222.3 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.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.