



Kevill Davis Drive, Little Plumstead - NR13 5FB



## Kevill Davis Drive

Little Plumstead, Norwich

With an OPEN PLAN GROUND FLOOR, LARGE BEDROOMS and a PRIVATE GARDEN, this is an ideal FAMILY HOME. Situated on a sought after DEVELOPMENT with GREEN SPACE and PARK AREAS within walking distance, along with a POPULAR CAFE and PRIMARY SCHOOL, once inside you will find over 1244 Sq. ft (stms) of accommodation. The hall entrance leads to a 14' SITTING ROOM, W.C and 17' KITCHEN/BREAKFAST ROOM complete with INTEGRATED APPLIANCES. Upstairs the middle floor offers TWO BEDROOMS including the main EN SUITE BEDROOM and further family bathroom. On the top floor TWO FURTHER DOUBLE BEDROOMS share a SHOWER ROOM. The rear GARDEN is a great size, with a PATIO and LAWNED area, whilst gated access leads to the tandem driveway at the end of the row of properties.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Townhouse
- Spacious Accommodation over Three Floors
- Hall Entrance with W.C
- Open Plan Living
- Four Bedrooms
- En Suite, Shower Room & Family Bathroom
- Enclosed Private Gardens
- Tandem Driveway

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

With a low maintenance front garden, mature hedging lines the front pathway, leading to the main entrance door and an adjacent timber gate providing access to the rear garden. The parking is located to the left hand side of the row of properties where off road parking can be found in tandem for two vehicles.

#### THE GRAND TOUR

The hall entrance offers wood effect flooring underfoot with space for coats and shoes, whilst stairs rise to the first floor landing, and doors lead to the main living space, and a door leads to the useful ground floor W.C where a white two piece suite can be found. The main sitting room faces the front of the property with fitted carpet underfoot, and a full open plan aspect to the adjacent kitchen/dining room with wood effect flooring. In the dining area there is ample space for a table whilst French doors lead to the rear garden and the kitchen continues with tiled flooring, where a range of wall and base level units can be found. The kitchen includes an inset gas hob and built-in electric combination double oven with an integrated dishwasher and fridge freezer, and space for a washing machine.



A cupboard houses the wall mounted gas fired central heating boiler and a further door leading to the rear garden.

Heading upstairs, the landing is finished with fitted carpet and a window to side, whilst stairs rise to the top floor with useful storage underneath and a further built-in storage cupboard. Two bedrooms lead off the landing including the main bedroom with ample space for built-in or freestanding wardrobes, with a door leading to the en-suite complete with a shower cubicle, hand wash basin with storage below and low level W.C. The family bathroom offers a similar style with a three piece white suite including a mixer shower tap over the bath. The top floor leads to two further double bedrooms, one housing a built-in airing cupboard, and both having the benefit of the top floor shower room which is finished with a separate shower cubicle, pedestal hand wash basin and low level W.C - with tiled splash-backs and flooring.

#### FIND US

Postcode : NR13 5FB

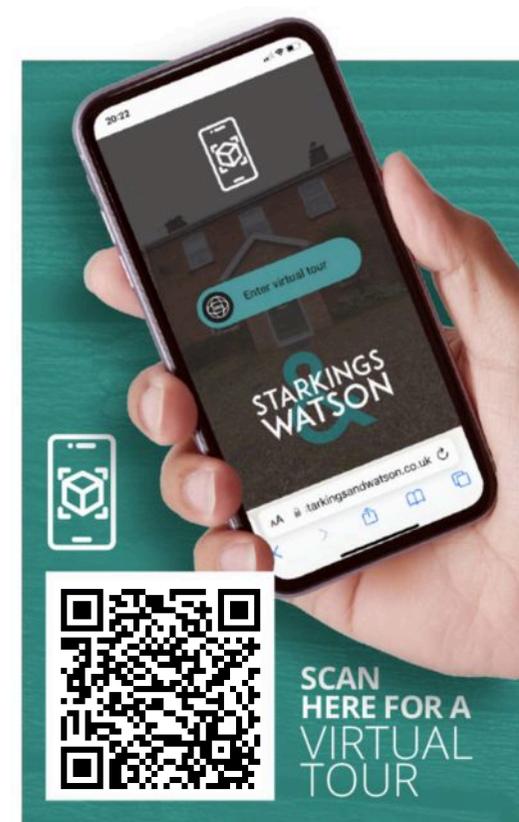
What3Words : [///until.care.reject](https://www.what3words.com/#!/until.care.reject)

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Annual service charges are due for the upkeep of communal green space, to the value of £300 PA.







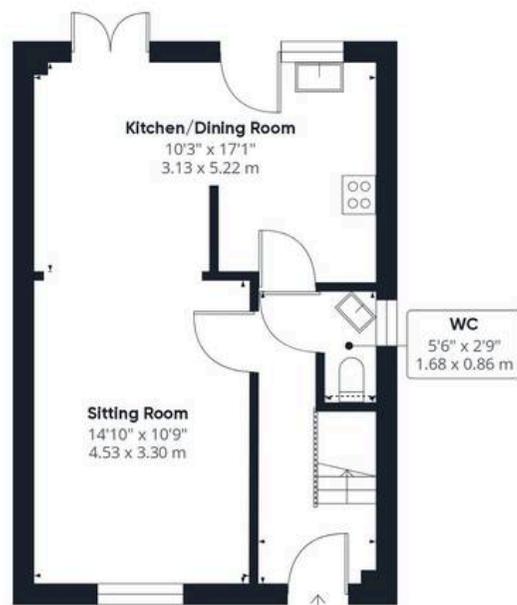
## GARDEN

THE GREAT OUTDOORS The rear garden is enclosed with timber panel fencing and laid to lawn with the patio area enjoying a private aspect. A large timber shed offers storage whilst gated access leads to the front of the property.

## DRIVEWAY

2 Parking Spaces





Ground Floor



Floor 1



Floor 2

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

1244.74 ft<sup>2</sup>  
115.64 m<sup>2</sup>

**Reduced headroom**

23.1 ft<sup>2</sup>  
2.15 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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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 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.