



Nelson Drive, Little Plumstead, Norwich, NR13 5FL

welcome to

Nelson Drive, Little Plumstead, Norwich

Detached Family Home Backing onto Woodland | Four Bedrooms | Garage & Driveway | Little Plumstead



Description

Situated in the popular village of Little Plumstead, NR13, this well-proportioned detached family home offers spacious and versatile accommodation arranged over two floors, together with a generous rear garden backing directly onto woodland.

The ground floor provides a welcoming entrance hall with access to the principal living spaces. The lounge is a good-sized reception room, while the separate dining room provides an ideal space for family meals and entertaining. To the rear of the property is a well-appointed kitchen with a range of wall and base units and space for appliances, alongside a useful study, perfect for those working from home. A downstairs WC adds further convenience.

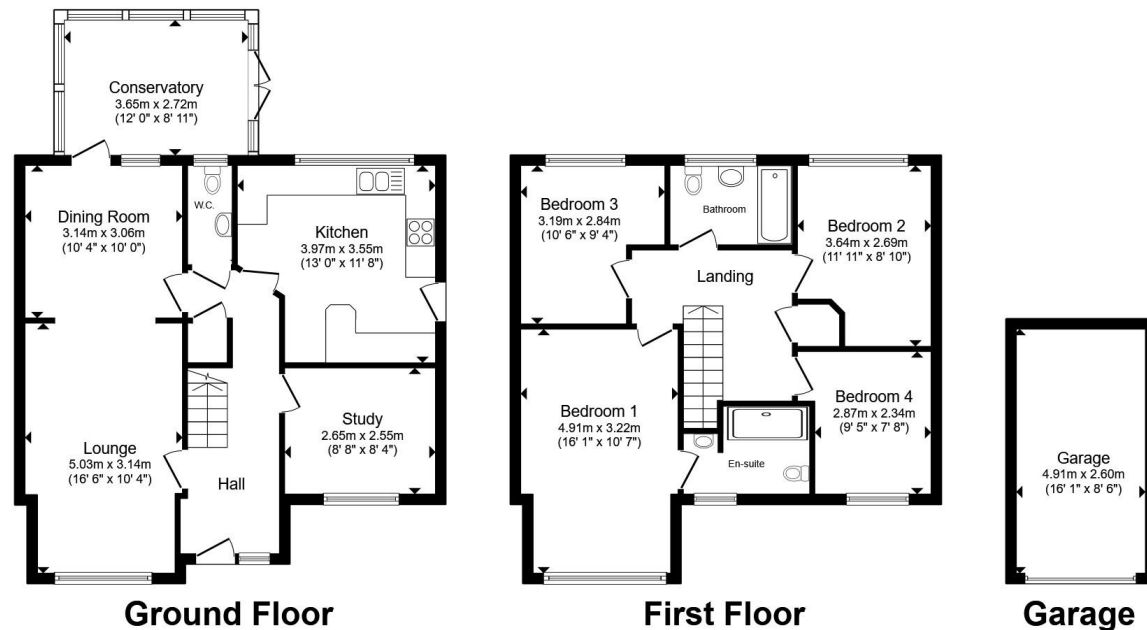
A particular feature of the property is the conservatory, which provides an additional reception space and enjoys views across the rear garden and woodland beyond, creating a lovely connection with the outside.

Upstairs, the property offers four bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, with the landing providing access to all rooms.

Externally, the property benefits from a driveway and garage to the front, providing useful off-road parking and storage. To the rear is a well-sized, fully enclosed garden, offering an excellent space for families, entertaining and outdoor enjoyment.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 144.0 m² (1,550 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Nelson Drive, Little Plumstead, Norwich

- Detached family home backing onto woodland
- Immaculately presented
- Spacious living accommodation
- Sought after cul de sac location
- Driveway and garage
- Separate home office/ study

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143987 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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