



Middle Road, Great Plumstead - NR13 5EG

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HYBRID ESTATE AGENTS



## Middle Road

Great Plumstead, Norwich

Guide Price £650,000-£675,000. This SUBSTANTIAL detached FAMILY HOME offers over 2,076 sq. ft (stms) of beautifully presented accommodation, situated in a sought-after RURAL VILLAGE setting close to the Broadland Northway (NDR). The property features a remarkable 25' KITCHEN and DINING ROOM centred on a CENTRAL ISLAND, complete with BI-FOLDING DOORS that create a seamless connection to the outdoors, FLOODED with NATURAL LIGHT via FOUR VELUX WINDOWS and a GLAZED APEX, making it perfect for entertaining and family gatherings. A spacious DUAL ASPECT 27' SITTING ROOM provides an inviting space for relaxation, while the hall entrance includes a convenient W.C for guests and AMPLE STORAGE. The fully fitted UTILITY ROOM benefits from a pantry and provides integral access to the GARAGE, ensuring practicality for busy family life. Arranged over two floors, the home offers FOUR or FIVE BEDROOMS, providing flexible accommodation for growing families, home working, or guests. The first floor includes THREE BEDROOMS, with a DRESSING ROOM/BEDROOM, TWO EN SUITES and FAMILY BATHROOM. The top floor is OPEN PLAN with a STUDY AREA and LAUNDRY SPACE. The interiors are thoughtfully designed to maximise natural light, with quality finishes throughout, creating a welcoming and contemporary atmosphere.



Stepping outside, the property boasts a generous ENCLOSED REAR GARDEN, bordered by timber panel fencing and post and rail fencing to the rear boundary, ensuring privacy and security. The patio seating area extends directly from the kitchen's bi-folding doors, offering an ideal spot for al fresco dining or summer barbeques.

Council Tax band: F

Tenure: Freehold

- Substantial Detached Family Home of Over 2076 Sq. ft (stms)
- Rural Village Setting Close to the Broadland Northway/NDR
- Stunning 25' Kitchen/Dining Room with Bi-folding Doors
- Dual Aspect 27' Sitting Room
- Hall Entrance with W.C
- Fully Fitted Utility Room with Pantry & Integral Garage Access
- 4/5 Bedrooms Over Two Floors
- Enclosed Gardens with Patio Seating & Gated Driveway

The Broadland Village of Great Plumstead is located East of the Cathedral City of Norwich within easy access to the Norfolk Broads, and some four miles from the City Centre of Norwich. The village itself offers various green spaces and within close proximity of the village is the Little Plumstead Primary School and Blofield Primary School which was rated the second best school in Norfolk.



## SETTING THE SCENE

Set back from the road and approached via a gated entrance, a large shingle driveway offers off road parking and turning space, with access to the main property and integral garage.

## THE GRAND TOUR

Once inside, an attractive hall entrance offers the ideal meet and greet space with wood flooring underfoot and an array of built-in storage cupboards with recessed spotlighting above. The hallway continues with a herringbone style wood effect flooring, whilst stairs rise to the first floor landing and useful storage recess sits to one side. A ground floor W.C leads off with access leading to the kitchen and main sitting room. With dual aspect views to front and rear, the sitting room includes a feature fireplace with an inset cast iron wood burner, with engineered oak wood flooring and French doors opening up to the rear garden. The kitchen leads off which offers an extended space, flooded with natural light via four sets of velux windows and a full width range of bi-folding doors with a glazed apex above - offering panoramic views across the garden. The kitchen includes an extensive range of wall and base level units, with composite work surfaces and integrated cooking appliances including an inset electric ceramic hob and twin built-in eye level electric ovens. Further appliances include a fridge/freezer and dishwasher, with herringbone style flooring underfoot. Ample space for a dining table and a door taking you back into the hall entrance. The adjacent utility room extends the storage, with a window and door facing to rear, tiled splash-backs around the work surface and a useful recess for an American style fridge freezer, whilst also including an integrated dishwasher. A storage cupboard leads off providing pantry style space with the door taking you to the integral garage.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors taking you to three bedrooms, while stairs rise to the first floor. The main bedroom sits to the front offering an attractive décor with wood panelling, twin front facing windows with built-in wardrobes, door to a dressing room and ensuite. The dressing room offers a potential extra bedroom with feature wood panelling and a front facing window.

The ensuite offers a contemporary feel with a wall mounted hand wash basin and large walk-in double shower cubicle with a thermostatically controlled rainfall shower and aqua-board splash-backs. The second bedroom is finished in a similar style with fitted carpet underfoot and rear facing window overlooking the garden, with a built-in wardrobe and door to a private ensuite, including a white three piece suite with a shower cubicle to one side with aqua-board splash-backs. The third bedroom sits adjacent and is served by the main family bathroom which includes tiled splash-backs, wood effect flooring and a heated towel rail.

Heading to the top floor, the landing offers a light and bright feel with a side facing window and the door taking you to an open plan room offering a variety of uses as bedroom or further reception space, and currently used as a snug/study area with windows to the front and velux windows to rear, along with a range of built-in wardrobes and storage. An opening takes you to a laundry area with space for a washing machine and tumble dryer, built-in storage and a hand wash basin

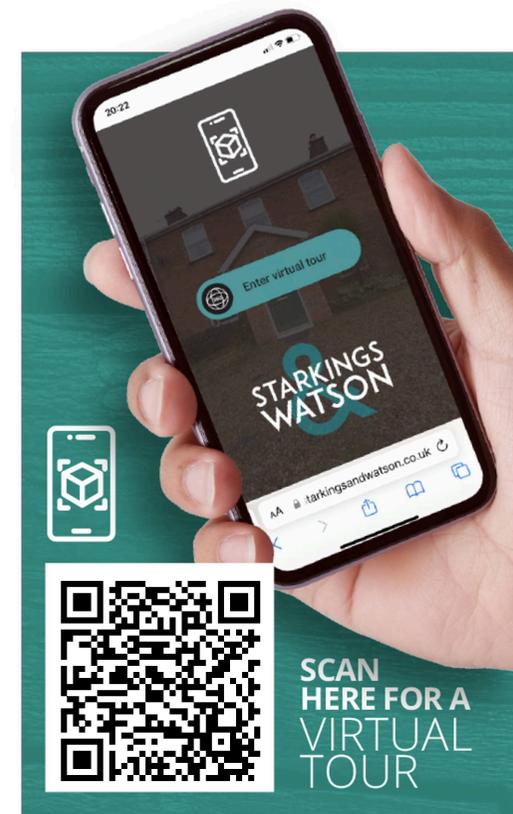
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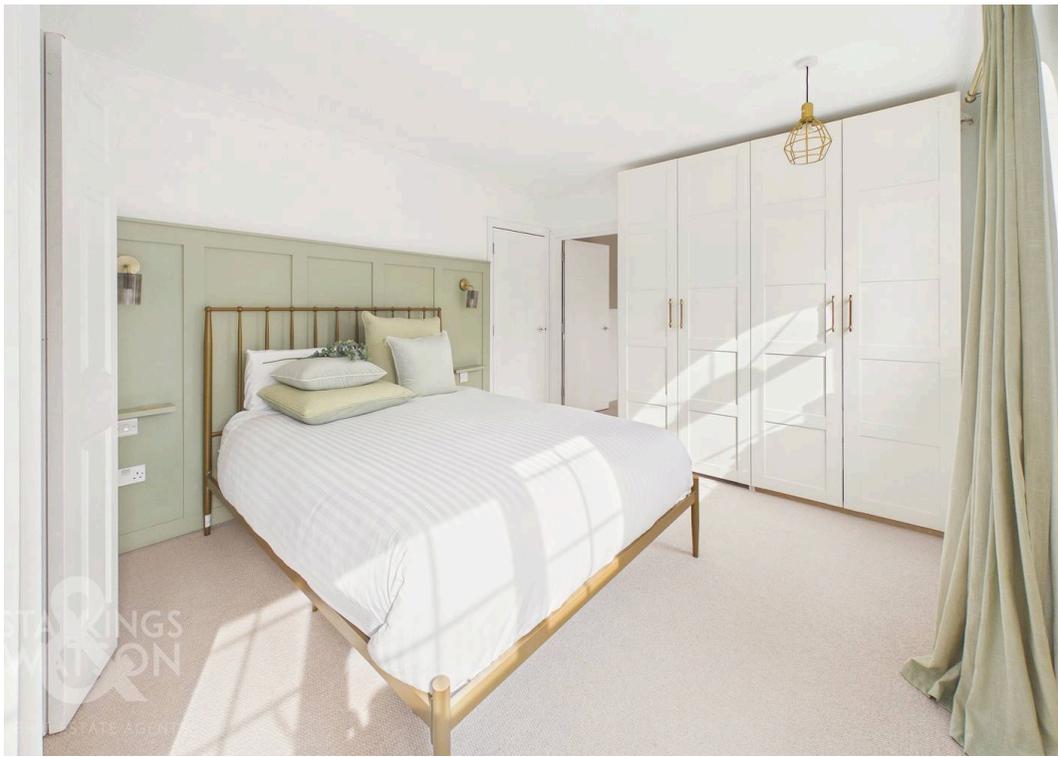
Postcode : NR13 5EG

What3Words : ///shower.water.legend

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and post and rail fencing to the rear boundary. The patio seating area extends from the kitchen bi-folding doors, with timber decked seating areas to both sides of the kitchen. The main garden is laid to lawn including a variety of planting and shrubbery, with access to the side for the oil tank and driveway. The integral garage is accessed via an up and over door to front, with power and lighting.





Ground Floor



Floor 1



Floor 2



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

2076 ft<sup>2</sup>  
192.9 m<sup>2</sup>

**Reduced headroom**

40 ft<sup>2</sup>  
3.7 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.

**GIRAFFE360**



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