

Kevill Davis Drive, Little Plumstead, Norwich

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Kevill Davis Drive

Little Plumstead, Norwich

***** 75% SHARED OWNERSHIP ***** This HEAVILY UPGRADED THREE BEDROOM SEMI-DETACHED HOUSE offers a welcoming and versatile home, available through SHARED OWNERSHIP with a 75% SHARE AVAILABLE. There is NO RENT TO PAY on the remaining 25% share, and 100% STAIRCASING IS AVAILABLE. Inside, the property combines thoughtfully updated accommodation with practical features, including SOLAR PANELS. The 16FT SITTING ROOM provides a spacious setting for relaxing and spending time together, with FRENCH DOORS opening onto the EXTENDED GARDEN ROOM. This additional living space creates a connection with the garden and offers flexibility to suit a variety of needs, whether used as a peaceful place to unwind or as an extension of the main sitting area. The NEWLY FITTED KITCHEN features FULLY INTEGRATED APPLIANCES, bringing a fresh and streamlined finish to the home. Upstairs, THREE FIRST FLOOR BEDROOMS provide adaptable accommodation, with space to arrange rooms for sleeping, guests or other individual requirements.

A NEWLY INSTALLED WET ROOM/BATHROOM completes the first floor, adding to the appeal of this upgraded property. With its generous living spaces, modern improvements and connection to the garden, this is a home designed to be enjoyed both inside and out.

Council Tax band: B
Tenure: Leasehold
EPC Energy Efficiency Rating: TBC

- Shared Ownership with 75% Share Available
- No Rent To Pay On The Remaining 25% Share With 100% Staircasing Available
- Semi-Detached and Heavily Upgraded
- 16ft Sitting Room With French Doors Onto Extended Garden Room
- Newly Fitted & Integrated Kitchen
- Three First Floor Bedrooms & Newly Installed Wet Room/Bathroom
- Private Enclosed Low Maintenance Garden & Off Road Parking
- Solar Panels

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
The house can be found on Kevill Davis Drive sitting proudly on the corner. There is an attractive front garden with mature planting and a pathway leading to the main entrance door and porch. Parking can be found around the back with provision for one car off road.

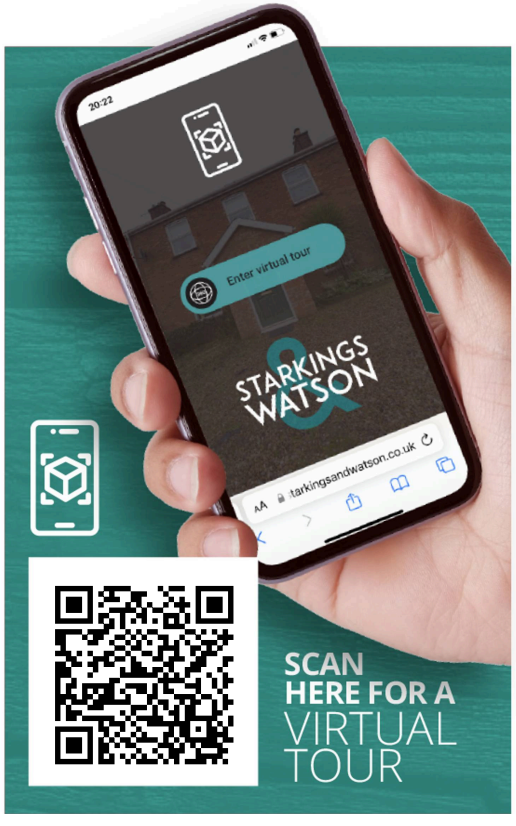
THE GRAND TOUR
Entering the house via the main entrance door to the front there is access to the ground floor W/C. Stairs ahead lead to the landing as well as understairs storage. There are doors leading to the kitchen and the sitting room separately. The kitchen to the front has been recently re-fitted sparing no expense with a full range of sleek wall and base level units with granite worktops over. Appliances include an eye level oven, induction hob, washing machine, dishwasher and fridge/freezer all integrated. The kitchen is a real selling feature for the home. The sitting room to the rear is a spacious room which leads directly into the extended garden room overlooking the gardens.

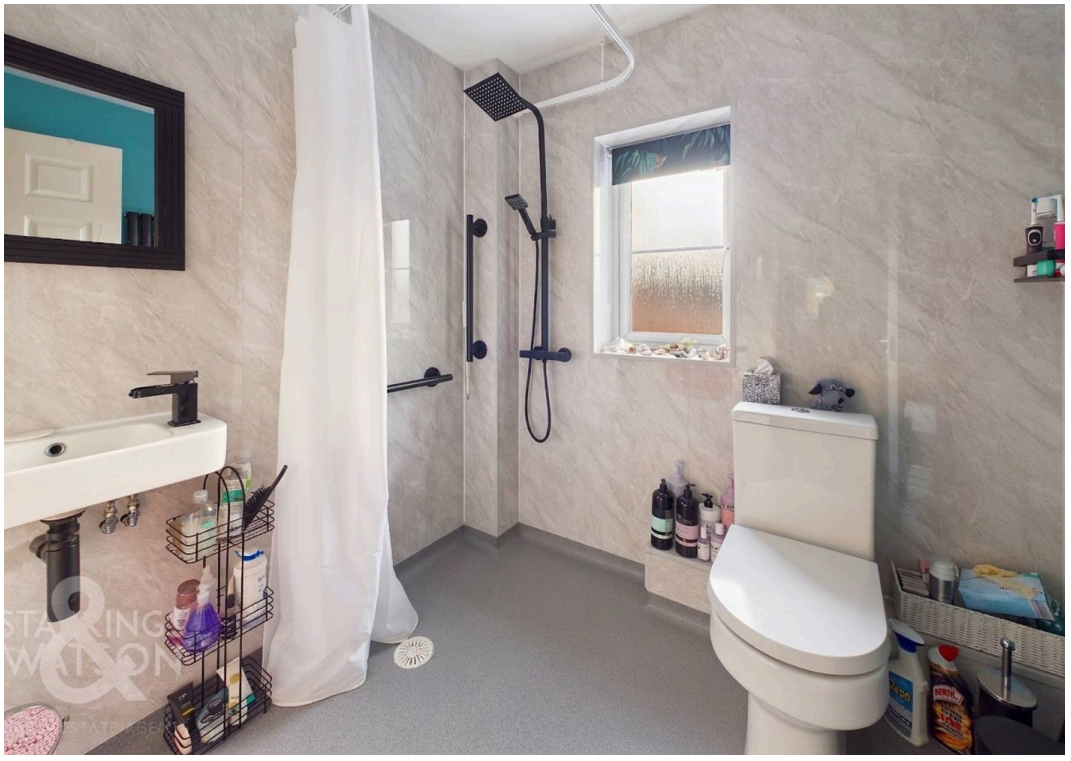
Heading up to the first floor landing you will find three bedrooms, two of which are comfortable doubles with a further single. The family bathroom has been recently upgraded to include a wet room style rainfall shower all on one level for ease of access as well as w/c and hand wash basin.

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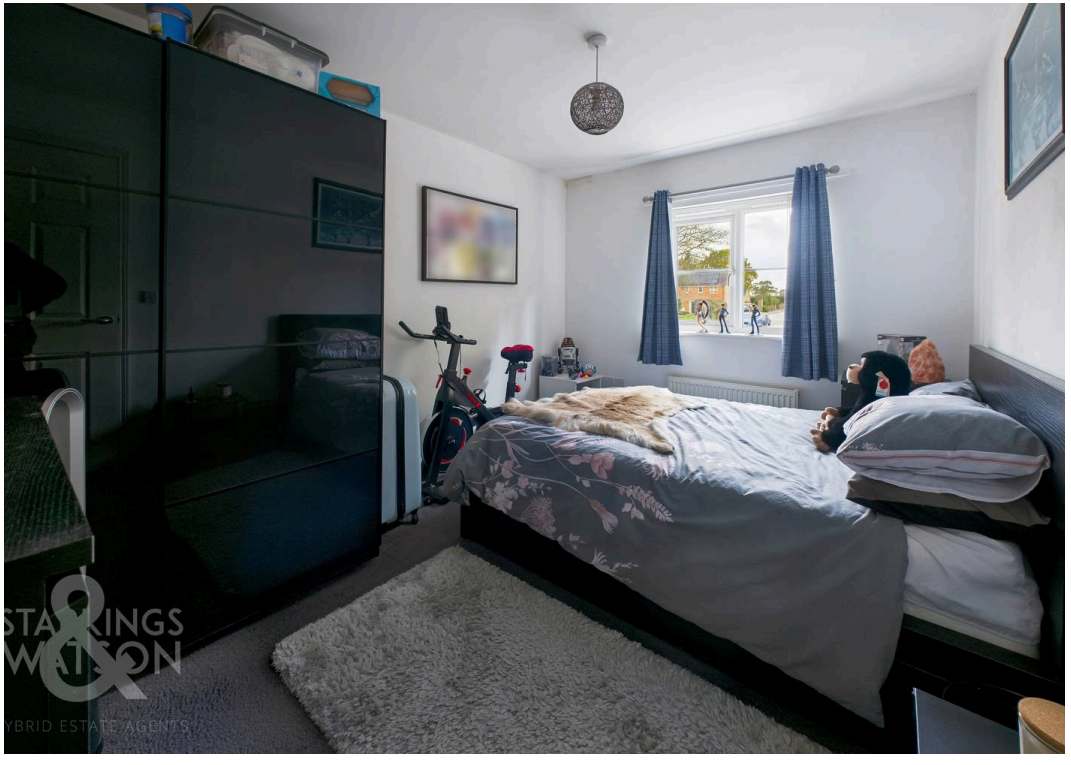
VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES
Buyers are advised of the following details; The house is sold in conjunction with the housing association (Landspeed) and the current vendors. 75% share is being sold with 100% staircasing available to a new owner if required. There is no rent to pay on the remaining 25%. The property is held under a leasehold title with 78 years remaining on the lease. Potential buyers would need to prove they are in need of a reduced market rate home within the location before proceeding. There are solar panels installed owned by the property. There is currently a £400 PA service charge payable as part of the lease.















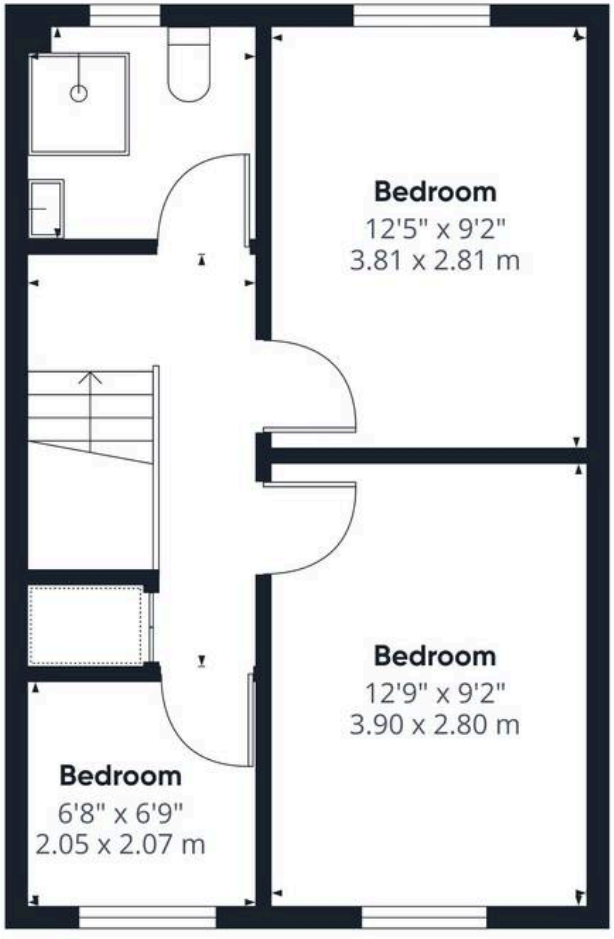


THE GREAT OUTDOORS

Stepping through the French doors from the conservatory, you will find a large tiled patio spreading from the side of the garden to the rear, allowing plenty of space for outside furniture to entertain and enjoy the warmer months. The rear boundary has a large border filled with planting to add colour throughout all seasons. With outside lighting, and storage unit, this private, non-overlooked garden is the perfect place for relaxation. To the side of the property a latch and brace gate keeps everything secure, and leads you back to the front of the property.



Ground Floor



Floor 1



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Approximate total area(1)

919 ft²

85.4 m²

(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 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.