



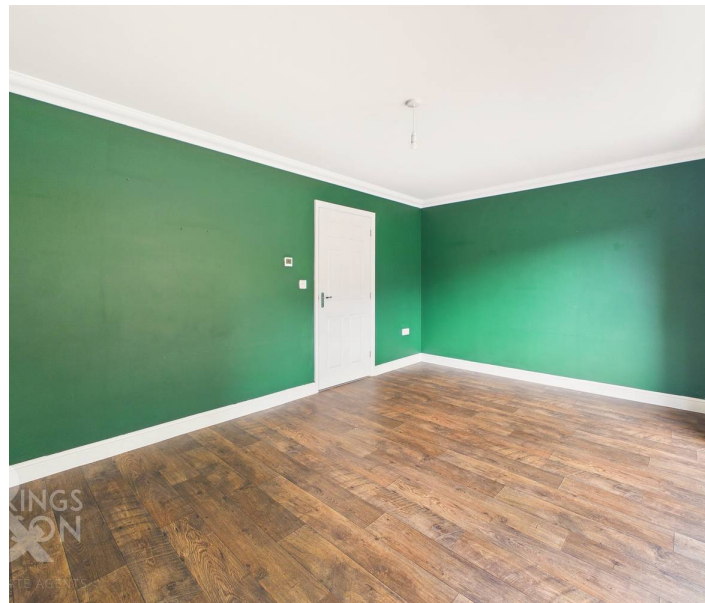
Old Hall Road, Little Plumstead - NR13 5FA



Old Hall Road

Little Plumstead, Norwich

NO CHAIN. This IMPRESSIVE SEMI-DETACHED HOUSE is a superb example of modern family living, built by the renowned luxury builder CRIPPS DEVELOPMENTS. Boasting approximately 766 Sq. ft (stms) of beautifully appointed accommodation, this home is PERFECTLY POSITIONED next to a GREEN SPACE and PARK, providing a tranquil setting with all the benefits of CONTEMPORARY DESIGN. The welcoming HALL ENTRANCE features practical storage and a convenient W.C, setting the tone for the thoughtful layout throughout. The 15' KITCHEN is a true highlight, complete with INTEGRATED APPLIANCES and a dedicated DINING SPACE, ideal for family meals or entertaining guests. The spacious 15' SITTING ROOM benefits from BI-FOLDING DOORS that open directly onto the rear garden, seamlessly blending indoor and outdoor living. Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS, including a PRINCIPAL BEDROOM with BUILT-IN WARDROBE and EN SUITE, and a modern FAMILY BATHROOM serving the remaining rooms. This property also includes TWIN OFF ROAD PARKING SPACES to the front,



ensuring convenience for busy households. Quality finishes, flexible living spaces, and excellent storage solutions throughout make this home perfectly suited for a variety of buyers, from growing families to professionals seeking a peaceful retreat with easy access to local amenities. With an ENCLOSED REAR GARDEN that enjoys a wonderfully GREEN AND LEAFY OUTLOOK, offering a high degree of privacy for relaxation or play. The garden is mainly laid to lawn, providing plenty of space for children or pets, while a generous PATIO AREA runs across the rear of the property, perfect for alfresco dining or summer gatherings.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Family Home Next Green Space
- Approx. 766 Sq. ft (stms) of Accommodation
- Hall Entrance with Storage & W.C
- 15' Kitchen with Integrated Appliances & Dining Space
- 15' Sitting Room with Bi-folding Doors to Rear
- Enclosed Garden with a Green & Leafy Outlook
- Twin Off Road Parking Spaces to Front



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

Set back from the road and approached by a lawned front garden, a hard standing footpath takes you to an entrance door, whilst a further pathway takes you to the gated rear garden. Brick-weave off road parking is provided for several vehicles to the front of the property.

THE GRAND TOUR

Creating an ideal meet and greet space, the hall entrance offers wood effect flooring underfoot, with stairs rising to the first floor landing and built-in storage cupboard below. The ground floor W.C sits to one side, with a two piece suite including storage under the hand wash basin, tiled splash-backs and heated towel rail. Sitting opposite, the kitchen/dining room offers a U-shaped arrangement of wall and base level high gloss units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs and extractor fan. Space is provided for a washing machine, with a dishwasher and fridge freezer integrated. Tile flooring flows underfoot with underfloor heating and space for a dining table. The full width sitting room runs across the rear of the property with bi-folding doors opening up to the rear, and continued wood effect flooring underfoot with underfloor heating.

The carpeted stairs lead to the first floor landing with a built-in airing cupboard and side facing window, with doors taking you to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing.

The main bedroom includes a built-in wardrobe and a door to a private ensuite shower room, finished with a white three piece suite. The shower room includes storage under the hand-wash basin, walk-in shower cubicle with a thermostatically controlled shower, tiled splash-backs and heated towel rail. Completing the property, the family bathroom offers a three piece suite with a panelled bath and mixer shower tap, tiled splash-backs, tiled effect flooring and heated towel rail.

FIND US

Postcode : NR13 5FA

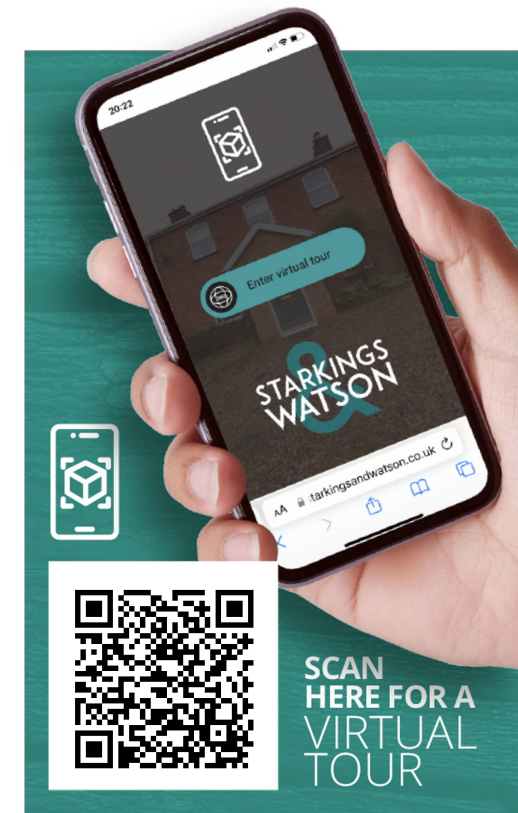
What3Words : ///shin.drape.speak

VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge in the region of £180 is due for the upkeep of communal green space on the development. The property sits adjacent to the Little Plumstead Hospital driveway.



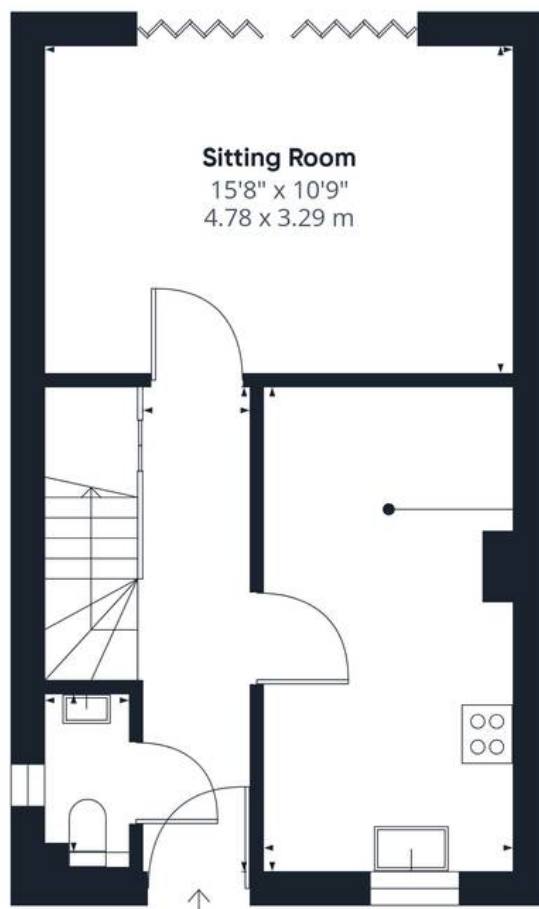




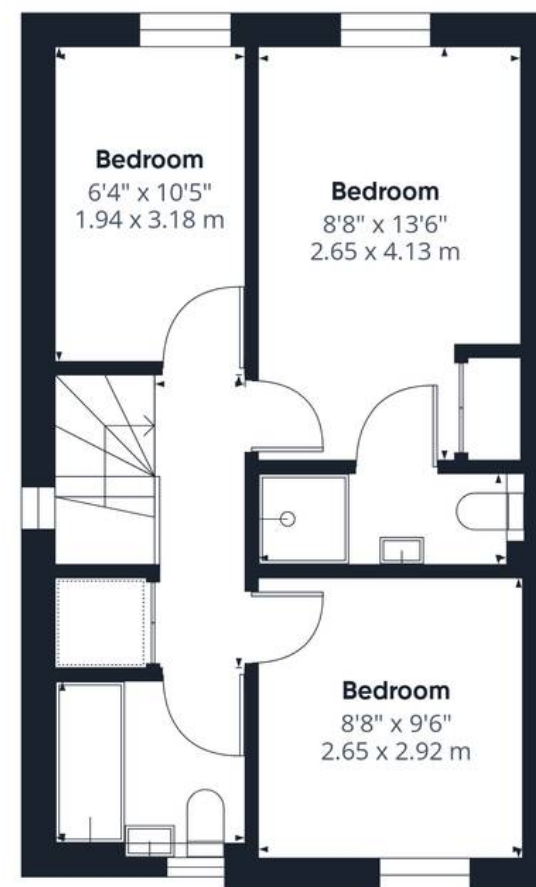
THE GREAT OUTDOORS

The rear garden enjoys a green and leafy outlook to the rear, offering a high degree of privacy whilst being enclosed within timber panelled fencing. The garden is mainly laid to lawn with a patio area running across the rear of the property, and with gated access to the side.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

766 ft²

71.1 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





Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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.