







Smart Detached Home!

Emmas Way Little Plumstead | NR13 5HP |

£265,000

Located in the popular village of Little Plumstead, this detached property offers a great range of family sized accommodation. The property offers a spacious living room, large kitchen - dining room and three bedrooms (over two levels), as well as a garage & a well kept garden.

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Little Plumstead | Norwich | NR13 5HP |

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Accommodation Comprises...

Entrance Porch 7'5 x 3'8 (2.26m x 1.12m)

Sealed unit double glazed windows to front and side aspect, door to:-

Entrance Hall 13'4 x 2.26 (4.06m x 2.26m)

Stairs to first floor, radiator.

Living Room 23'2 x 10'9 (min), 15'8 (max) (7.06m x 3.28m (min), 4.78m (max))

Sealed unit double glazed window to rear aspect, two radiators, patio doors to garden.

Kitchen-Dining Room 12'9 x 18'9 (3.89m x 5.72m)

A fitted range of base, wall and drawer units, roll edge work surfaces, sink and drainer unit, integral oven, hob with extractor hood over, integral fridge freezer, dishwasher, radiator, sealed unit double glazed windows to side and rear aspect, door to:-

Utility Room $11'2 \times 5'3 (3.40 \text{m} \times 5'3 (3.40 \text{m} \times 1.60 \text{m}))$

Sealed unit double glazed window to rear aspect, doors to garden, plumbing for washing machine.

Bedroom/Study 9'4 x 9'9 (2.84m x 2.97m)

Sealed unit double glazed window to front aspect, radiator.

WC $6'5 \times 3'0 (1.96 \text{m} \times 0.91 \text{m})$

A two piece suite comprising low level WC, wash hand basin, sealed unit double glazed window to side aspect, radiator.

First Floor Landing

Airing cupboard access to loft.

Bedroom 15'5 x 10'0 (4.70m x 3.05m)

Sealed unit double glazed window to front aspect, radiator, eaves storage cupboards.



Bathroom 8'8 x 5'6 (2.64m x 1.68m)

A white three piece suite comprising panel bath, electric shower over, low level WC, wash hand basin, sealed unit double glazed window to rear aspect, radiator.

Bedroom 15'6 x 12'9 (4.72m x 3.89m)

Sealed unit double glazed window to front aspect, storage cupboard, fitted wardrobes, radiator, eaves storage.

Outside Front Garden

Gravel and brickweave drive leading to side garage giving ample off street parking, lawned area with shrubs.

Garage

Brick garage to side of property with up and over door.

Rear Garden

Enclosed rear garden mainly laid to lawn with shrub and flower borders, patio area.

Location

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.

Directions

Leaving Norwich on Plumstead Road East towards Thorpe End, continue through to Norwich Road, upon reaching Little Plumstead turn right into Sandhole Lane, take the 3rd turning right into Emmas Way where the property will be identified by the propertyladder for sale board.









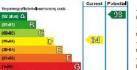


Energy Performance Certificate

Emmas Way, Little Plumstead, NORWICH, NR13 5HP Dwelling type: Detached house
Date of assessment: D6 July 2016
Date of certificate: D6 July 2018 8146-7823-4900-0516-3906 Type of assessment RdSAP, existing dwelling Total floor area: 115 m²

Compare current ratings of properties to see which properties are more energy efficient
 Find out how you can save energy and money by installing improvement massures.

Estimated energy costs of dwelling for 3 years: Over 3 years you could save			£ 3,300	
			£ 780	
Estimated energy co	sts of this home			
	Current costs	Potential costs	Potential future savings	
Lighting	£ 336 over 3 years	f 207 over 3 years		
Heating	£ 2,622 over 3 years	£ 2,082 over 3 years	You could save £ 780	
Hot Water	£ 342 over 3 years	£ 231 over 3 years		
Totals	£ 3,300	£ 2,520	over 3 years	



Top actions you can take to save money and make your home more efficient					
Recommended measures	indicative post	Typical savings over 3 years	Available with Green Deal		
1 Reom in roof insulation	£1,600 £2,700	£285	0		
2 Floor insulation (solid floor)	£4,000 - £6,000	£279	0		
3 Low masses: lighting for all fixed putlets	CM	C 40E			



(78.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1290 SQ.FT. (119.8 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale Made with Metropix ©2016

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40 Exchange Street, Norwich, Norfolk, NR2 1AX

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