



Smart Detached Home!

£265,000

Emmas Way | Little Plumstead | NR13 5HP |

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.



Emmas Way

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 x 5'3 (3.40m x 1.60m)

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 x 3'0 (1.96m x 0.91m)

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 property ladder for sale board.





1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)




GROUND FLOOR
APPROX. FLOOR
AREA 849 SQ.FT.
(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

Energy Performance Certificate




Emmas Way, Little Plumstead, NORWICH, NR13 5HP

Dwelling type: Detached house **Reference number:** 8146-7323-000-2613-3006
Date of assessment: 26 July 2015 **Type of assessment:** HHSAP: existing dwelling
Date of certificate: 26 July 2015 **Total floor area:** 115 m²

Use this document to:

- 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 measures

Estimated energy costs of dwelling for 3 years:		£ 3,300
Over 3 years you could save		£ 780

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 536 over 3 years	£ 307 over 3 years	 You could save £ 780 over 3 years
Heating	£ 2,622 over 3 years	£ 2,062 over 3 years	
Hot Water	£ 542 over 3 years	£ 221 over 3 years	
Totals	£ 3,300	£ 2,320	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
A (92-101)	D (64)	B (81)	G (1-10)
B (81-91)			
C (69-80)			
D (54-68)			
E (39-53)			
F (24-38)			
G (1-23)			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	indicative cost	Typical savings over 3 years	Available with Green Deal
1. Room in roof insulation	£1,600 - £2,700	£ 286	<input checked="" type="checkbox"/>
2. Floor insulation (solid floor)	54,000 - £6,000	£ 219	<input checked="" type="checkbox"/>
3. Low energy lighting for all fixed outlets	£20	£ 185	<input type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you should take today to save money, visit www.direct.gov.uk/save/energy or call 0340 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

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