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Old Hall Road, Little Plumstead, Norfolk, NR13 5FA

Property to be purchased at 75% shared ownership with Saffron Housing, with an option to purchase for full market value. Subject to buyers meeting Saffron Housing eligibility criteria.

Built in 2018, this semi-detached family home is located on the fringe of the renowned Norfolk Broad, in the popular hamlet of Little Plumstead. Conveniently located with easy access of local amenities to include a restaurant, a village hall, community shop and café and both pre and primary schools. Additional amenities can be found in the nearby villages of Blofield Heath and Rackheath.

Set back from the road, the property is approached at the side over a brick weave driveway providing off-road parking. To the front an easy to maintain lawn garden leads to an open porch. To the rear, a paved terrace extends away to an enclosed and well-tended, south east facing lawn garden, with storage sheds and bordered by flower beds.

Well-presented throughout the property enters into hallway where separate internal doors lead into a cloak room, a kitchen and a lounge with double doors that lead out into the rear garden. To the first floor, a family bathroom and two bedrooms, both with built in storage, completes the accommodation.

The property is further complimented in its proximity, of approximately eight miles, to the city of Norwich with its excellent shopping outlets, restaurants, entertainment and extensive historical interest. The nearby A47 provides easy access to the sandy shoreline at Great Yarmouth and a short drive provides access to the Broads of Salhouse, Ranworth and Brundall with their associated leisure activities.



Semi-Detached



House



Modern



1 Bathroom
1 Cloakroom



1 Reception



2 Bedrooms



Tax Band B

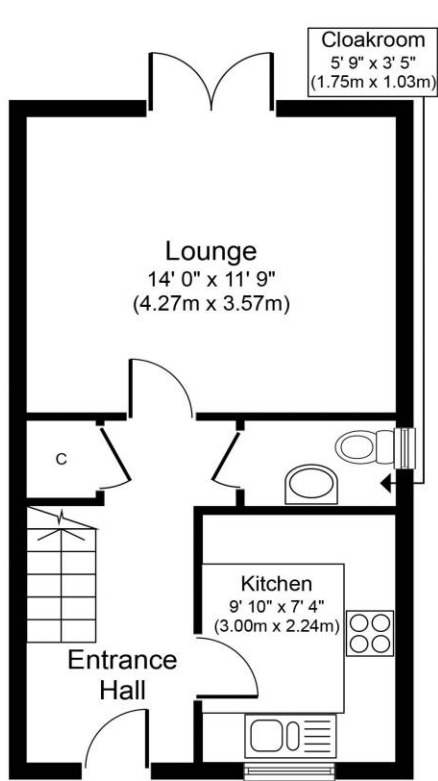


Off-Road
Parking

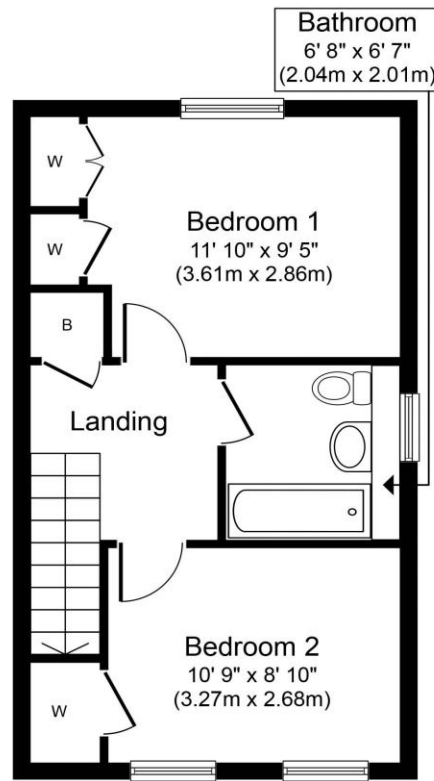


No
Garage





Ground Floor
Approximate Floor Area
358 sq. ft.
(33.3 sq. m.)



First Floor
Approximate Floor Area
358 sq. ft.
(33.3 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		122 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



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