

## The Old Post Office Post Office Road, Little Plumstead - NR13 5AD

£550,000 Freehold

This charming four-bedroom detached period cottage, once a post office, offers character and versatility. With full residential use granted, the property presents an exciting opportunity to create additional accommodation or run a home-based business. Set in a quiet village, the spacious home is complemented by a large garden and ample parking for up to eight cars, making it ideal for both residents and guests.

## Location

Little Plumstead is a peaceful village in the Norfolk countryside, located just a few miles east of Norwich. The village offers easy access to the surrounding areas of Broadland and the Norfolk Broads, renowned for their natural beauty and outdoor activities. With the A47 nearby, it's well connected to towns like Acle and Great Yarmouth to the east, and the picturesque coastal areas of Norfolk, including Gorleston and Lowestoft, are within a reasonable drive.



## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Tax Council Band- E



## Old Post Office Road, Little Plumstead

As you step inside, you're welcomed into a spacious lounge/diner, featuring two bay windows, exposed oak beams, a wood-burning stove, and folding doors that open up to the conservatory. The conservatory, filled with natural light from three sides, serves as an ideal home office or quiet retreat, with French doors leading out to the rear garden.

The kitchen is well-equipped with built-in cupboards, ample counter space, a fitted oven with a separate hob, and a breakfast bar, making it a practical and inviting space. A separate dining area connects seamlessly, while two utility rooms provide additional storage, plumbing for appliances, and a convenient WC. The kitchen also offers potential for expansion, allowing for future upgrades and customisation to suit your needs.

Upstairs, four well-proportioned bedrooms offer comfortable accommodation. The master bedroom benefits from a private dressing room and an ensuite shower room. The remaining bedrooms are served by a family bathroom, which includes a bath with a shower attachment.

Additionally, the property benefits from double glazing throughout.

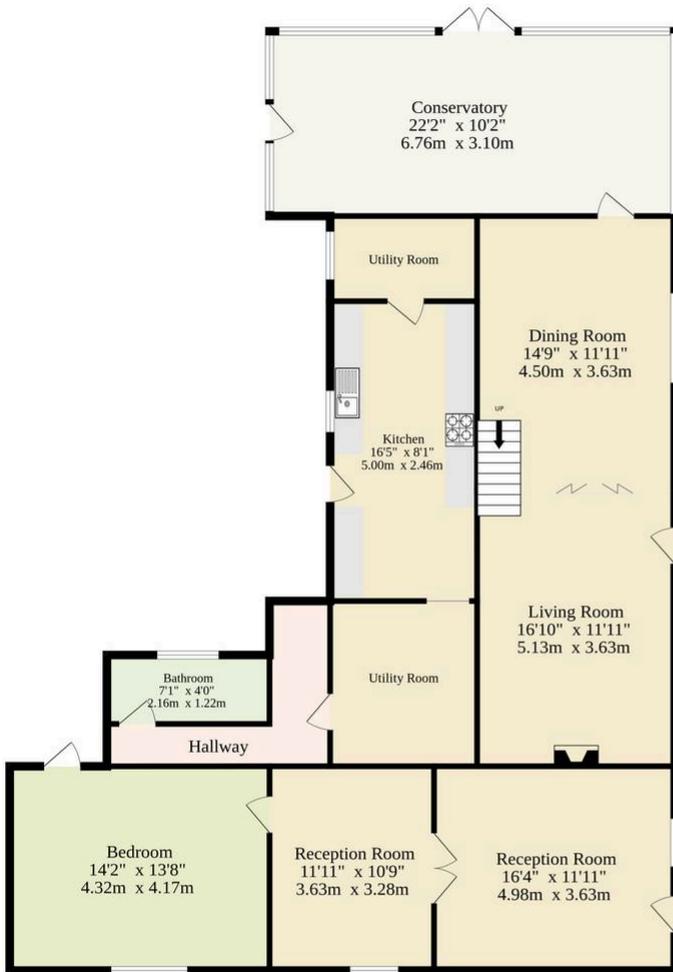
Outside, this charming home sits on a large plot with a garden, offering plenty of space for outdoor living. A well, adding to the character of the property, further enhances the appeal.

There is parking for approximately four cars at the front and four at the back.

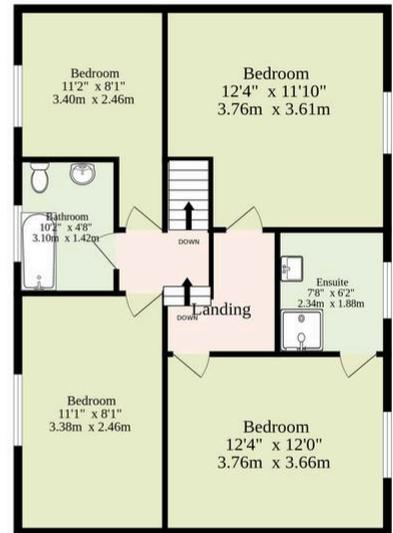
The spacious annex offers exciting potential for expansion, making it a great opportunity to create additional living space or accommodations.



Ground Floor  
1276 sq.ft. (118.5 sq.m.) approx.



1st Floor  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1884 sq.ft. (175.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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