

# Arnolds | Keys



## Braemar House Reeves Corner, Great Plumstead, NR13 5BY Guide Price £675,000

- ELEGANT DETACHED PERIOD HOME
- SPACIOUS AND VERSATILE ACCOMMODATION
- FIVE RECEPTION ROOMS
- AMPLE PARKING AND DOUBLE GARAGE
- FOUR BEDROOMS; TWO WITH ENSUITE FACILITIES
- IMPRESSIVE KITCHEN/DINER
- POPULAR VILLAGE LOCATION
- WELL MAINTAINED GARDEN

# Braemar House Reeves Corner, Great Plumstead NR13 5BY

An impressive period home offering substantial, versatile and characterful charm throughout, situated within the village of Great Plumstead, just a short distance from Norwich. The property boasts multiple reception rooms, four bedrooms; two with ensuite and a well maintained garden with ample off road parking and double garage.



Council Tax Band: F



## DESCRIPTION

Originally built in 1850, this impressive detached home has been extended and adapted over time to provide substantial and beautifully presented accommodation, making this home perfectly suited to modern living while retaining its historic appeal and creating the perfect family home. The ground floor features multiple reception spaces including a bright, cosy living room with fireplace, formal dining room, a snug and home office. At the heart of the home lies an extended kitchen/diner with a stunning brick fireplace housing a woodburning stove, further complemented by a conservatory over looking the garden. Upstairs the property offers four well proportioned sized bedrooms, two of which benefit from ensuite facilities, alongside a family bathroom with roll top bath. Set within attractive, well maintained gardens, the property further boasts a double garage with plenty of off road parking.

## ENTRANCE/UTILITY ROOM

Upvc door to entrance, Norfolk pamment tiled flooring, fitted electric oven with four ring electric hob over, wooden work surface, space and plumbing for washing machine, under counter fridge, American fridge freezer, sink and drainer, built in cupboard.

## KITCHEN/DINER

A dual aspect room with double glazed window to front and side aspect, uPVC door to side entrance, fitted with wooden fronted wall and base units with inset ceramic butlers sink, two plate double Aga with warming plate, Norfolk pamment tiled flooring, inglenook fireplace with wood burning stove.

## SNUG ROOM

Double doors leading to conservatory, Norfolk pamment tiled flooring, door to hallway.

## CONSERVATORY

Double glazed windows with decorative arched detail to side and rear aspect, French doors to rear garden, tiled flooring.

## INNER HALLWAY

Pamment tiled, large arched window to side aspect, oak staircase to first floor, two cast iron radiators.

## HOME OFFICE

Double glazed window to conservatory, cast iron radiator, Norfolk pamment tiled flooring.

## CLOAKROOM

Double glazed window with obscured glass to rear aspect, Norfolk pamment tiled, WC, vanity unit with wash hand basin.

## LIVING ROOM

Four double glazed windows to side aspect, timber flooring, two cast iron radiators, fireplace with wood burning stove.

## DINING ROOM

Two double glazed windows to side aspect, cast iron radiator, wooden flooring.

## FIRST FLOOR LANDING

Dual aspect with floor to ceiling length decorative window to side aspect, and double glazed window to rear aspect, carpet, cast iron radiator.

## BEDROOM ONE

Double glazed window to rear aspect, carpet, cast iron radiator, door to:-

## ENSUITE BATHROOM

Double glazed window to rear aspect, fitted with a claw foot rolltop bath, WC, pedestal wash hand basin, timber flooring, extractor fan.

### BEDROOM THREE

Dual aspect room with double glazed windows to side and rear, carpet, door to shower room, cast iron radiator.

### ENSUITE SHOWER ROOM

Fully tiled with wet room floor, mains connected shower.

### BEDROOM TWO

Double glazed window to rear aspect, cast iron radiator, carpet, access to loft.

### BEDROOM FOUR

Two double glazed windows to front aspect, carpet, cast iron radiator.

### EXTERNAL

The property features an in and out driveway which can be enclosed with wrought iron gates. The parking area is shingled with access to the detached double garage which has power and lighting. The rear garden is well maintained, a pathway leads to rear entrance with landscaped borders of mature shrubs and flowers. There is a paved patio seating area and a small front garden with shed.

### DIRECTIONS

By car, the property can only be accessed via the Green Lane East road joining Broad Lane. If you are travelling from A1270, take the Salhouse Road exit and take a right at the first roundabout to Green Lane East, eventually leading to Broad Lane. Braemar House is situated at the end of Broad Lane, which is a no through road.

### AGENTS NOTES

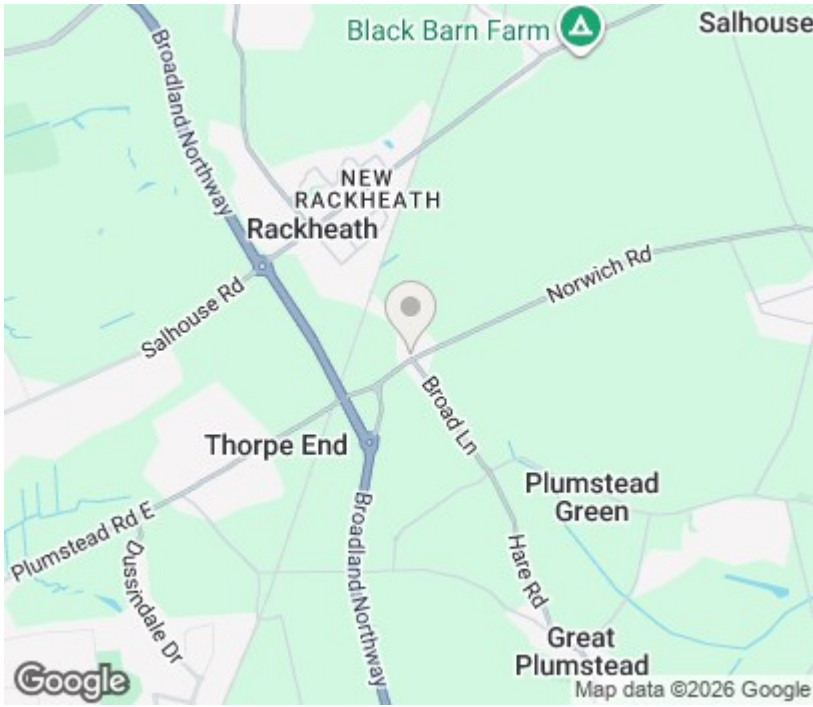
This property is Freehold.  
Mains drainage, electricity, water and gas connected.  
Council tax band: F  
The property has been fitted with 27 solar panels.

### LOCATION

Great Plumstead is a sought after village located to the east of Norwich, known for its attractive rural surroundings, community feel, and historic charm, including the parish church of St Mary. Local amenities are available in nearby villages such as Little Plumstead and Brundall, while everyday essentials, schools, and leisure facilities are all within easy reach. Great Plumstead is particularly well positioned for connectivity, lying approximately 6 miles from Norwich city centre, where a wide range of shopping, dining, and cultural attractions can be found, along with mainline rail services to London. The nearby village of Brundall (around 3 miles) provides additional amenities, including shops, pubs, and a train station, while the A47 is easily accessible for routes towards Great Yarmouth (approximately 18 miles) and the wider Norfolk coastline.








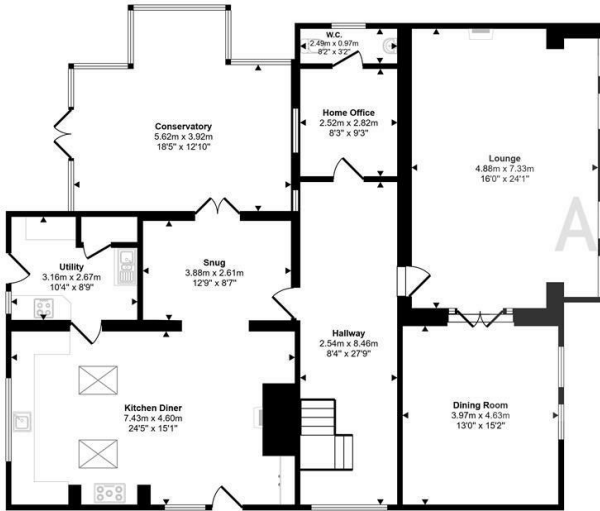
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

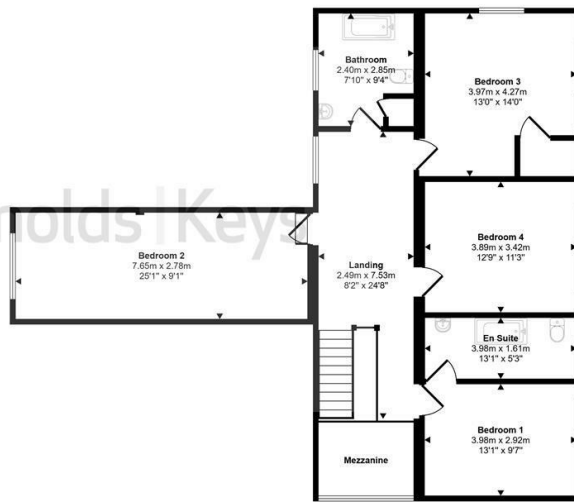
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

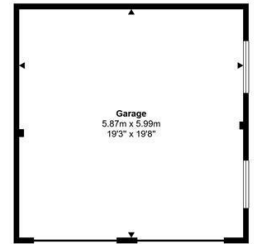
Approx Gross Internal Area  
311 sq m / 3346 sq ft



Ground Floor  
Approx 174 sq m / 1876 sq ft



First Floor  
Approx 101 sq m / 1091 sq ft



Garage  
Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.