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Fern House, 21 Crowes Loke, Little Plumstead, Norfolk, NR13 5JB

Fern House is an impressive and substantial detached family residence, enviably positioned on the fringe of the world-renowned Norfolk Broads within the sought-after hamlet of Little Plumstead. Here, countryside tranquillity meets everyday convenience, with a welcoming local community offering amenities including a restaurant, village hall, community shop and café, along with both pre-school and primary education. Further facilities can be found in the nearby villages of Blofield Heath and Rackheath.

Set back from the road, Fern House is approached via an attractive brick-weave frontage providing generous off-road parking, alongside access to a double garage and adjoining workshop. The front aspect is softened by a neatly maintained lawn, while to the rear a paved terrace leads onto an enclosed garden bordered by mature hedging, creating a private and peaceful outdoor retreat. A greenhouse and raised seating area further enhance the space, offering delightful distant views across open fields.





- DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- AMPLE OFF-ROAD PARKING

- DOUBLE GARAGE & WORKSHOP
- WELL-PRESENTED THROUGHOUT
- APPROX. EIGHT MILES TO NORWICH

- APPROX. SIXTEEN MILES TO COASTLINE
- PLOT APPROACHING QUARTER OF AN ACRE
- FOUR BEDROOMS, MAIN WITH EN-SUITE & DRESSING ROOM

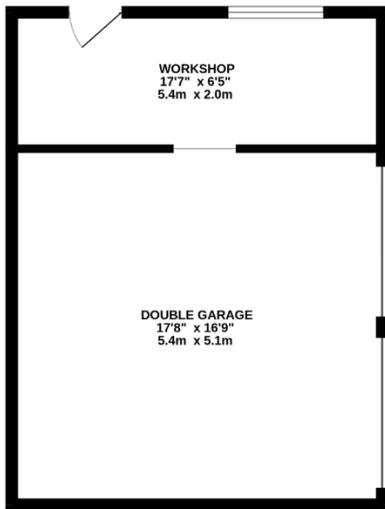
Inside, the home is well-presented and thoughtfully arranged for modern family living. A welcoming entrance hall leads to a cloakroom and a versatile study. The contemporary kitchen features a breakfast bar and is complemented by a separate utility room. The spacious family lounge flows seamlessly through double doors into a formal dining room and onwards into the garden room, perfect for entertaining or relaxed everyday living. Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, two benefiting from built-in storage. The principal suite enjoys the luxury of an en-suite and adjoining dressing room, which could also serve as a fourth bedroom if desired. A stylish family bathroom completes the first-floor layout.

Fern House is further enhanced by its excellent connectivity, lying approximately eight miles from the historic city of Norwich, renowned for its vibrant shopping, dining, and cultural scene. The nearby A47 provides swift access to the sandy coastline at Great Yarmouth, while a short drive brings you to the picturesque Broadland villages of Salhouse, Ranworth and Brundall, all offering an array of leisure opportunities on the water.

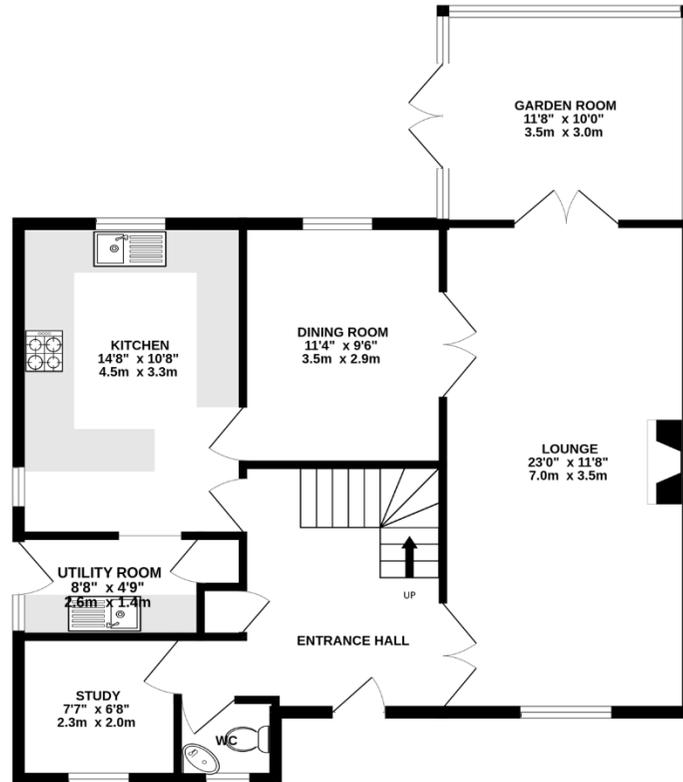




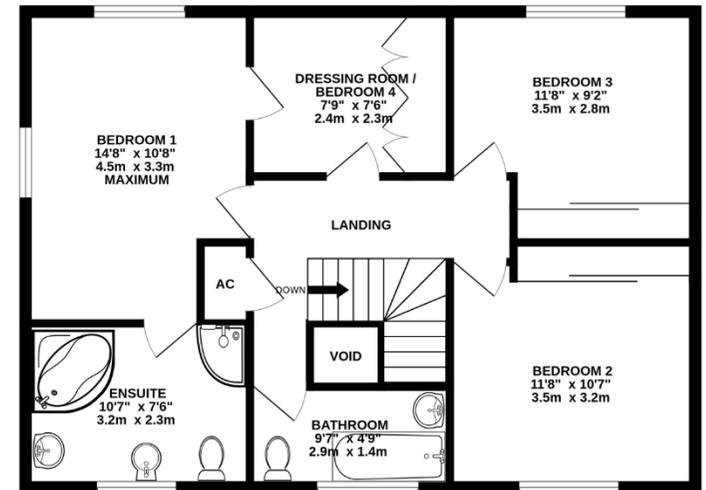
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GARAGE
407 sq.ft. (37.9 sq.m.) approx.



GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.

TOTAL FLOOR AREA : 1999 sq.ft. (185.7 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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