



Strumpshaw Road, Brundall, Norwich

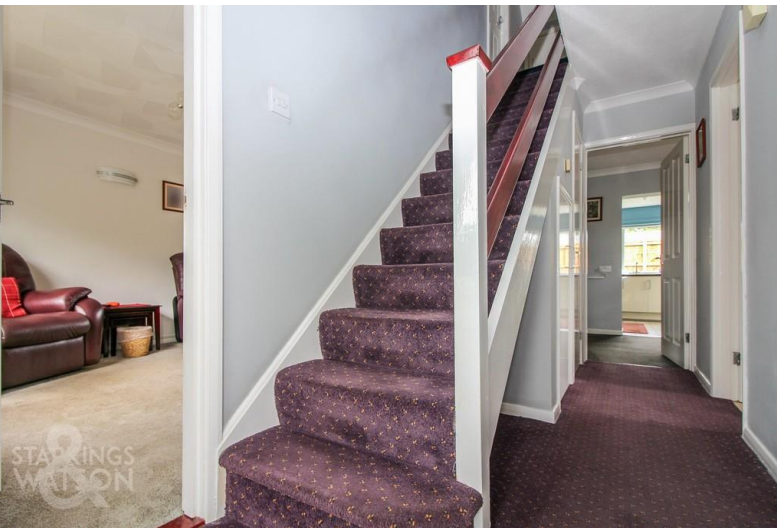
Offers in Excess of £375,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain
- ✓ Detached Chalet Bungalow
- ✓ Substantial Driveway & Garage
- ✓ Two Reception Rooms
- ✓ Fitted Kitchen
- ✓ Up to Four Bedrooms
- ✓ Shower Room & Bathroom
- ✓ Enclosed Gardens

To arrange an accompanied viewing please call our Brundall Office on 01603 336556

**STARKINGS
&
WATSON**



NO CHAIN. This **DETACHED CHALET** occupies a **PROMINENT POSITION** on **STRUMPSHAW ROAD**, with a **SUBSTANTIAL** gated **DRIVEWAY** and garage to front. With an **ELEVATED POSITION** and a **MANAGEABLE** and **ENCLOSED REAR GARDENS**, the property offers spacious accommodation and **VILLAGE FACILITIES** within a **SHORT WALK**. Once inside, a **PORCH** and **HALL ENTRANCE** leads to the **DUAL ASPECT** sitting room, with a **STUDY/bedroom** adjacent, along with a family bathroom. The **DINING ROOM** is open plan to the **KITCHEN**, with a range of built-in units and **ATTRACTIVE** garden **VIEWS**, with a door to the utility room. Upstairs, **THREE DOUBLE BEDROOMS** lead off the landing, with various built-in **STORAGE SPACES** and a **SHOWER ROOM**. The property is finished with **uPVC DOUBLE GLAZING** and gas fired central heating, and is ready for a new buyer to move in and place their own stamp on the internal décor.

LOCATION

The property is situated at the centre of the Broadland Village of Brundall. Located East of the City, excellent transport links via Road and Rail can be enjoyed. The Village itself has an abundance of amenities including the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 5PA), but to help....Leave Norwich on the A47 heading towards Great

Yarmouth. At the Brundall/Blofield roundabout take the third exit onto Cucumber Lane. Follow this road along and round the tight left hand bend onto The Street and over the mini roundabout. Proceed over the second mini roundabout and follow the road, where you will find the property on your left hand side, next to Cricket Field View, as indicated by our For Sale board.

AGENTS NOTE

Potential buyers should be aware that a new build bungalow is being built to the rear of the property, with shared drains to the main road, and mains services running down the left hand boundary of the property, underground.

Set back from the road and occupying an elevated position, ample parking can be found to front, with access to the garage. A range of planting and a wildlife pond can be found to front, enjoying a south facing aspect.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC double glazed window to front, uPVC double glazed window to side, door to:

ENTRANCE HALL

Fitted carpet, radiator, uPVC obscure double glazed window to front, thermostat heating control, stairs to first floor landing, built-in storage cupboard, built-in airing cupboard, coved ceiling, doors to:



SITTING ROOM

21' 2" x 11' 2" Max (6.45m x 3.4m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, television point, coved ceiling, door to:

DINING ROOM

14' 5" x 7' 5" (4.39m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to side, electric fuse box, door to entrance hall, opening to:

KITCHEN

10' x 9' 4" (3.05m x 2.84m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob with stainless steel splash back and extractor fan over, built-in eye level electric double oven, integrated fridge, under cupboard lighting, tiled flooring, uPVC double glazed window to rear, smooth ceiling, door to:

UTILITY ROOM

10' x 5' 8" Max (3.05m x 1.73m) Complementary rolled edge work surfaces, space for fridge, space for dishwasher, space for washing machine, space for tumble dryer, tiled flooring, uPVC double glazed window to side, uPVC double glazed door to rear, wall mounted gas fired central heating boiler.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, electric shower, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side.

BEDROOM/STUDY

8' 10" x 7' 11" (2.69m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to front, telephone point, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

13' 11" x 11' 3" Max (Some Restricted Height)(4.24m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to front, television point, loft access hatch.

DOUBLE BEDROOM

13' 11" x 11' 7" Max (Some Restricted Height) (4.24m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture.

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, double shower cubicle with thermostatically controlled shower, tiled splash backs, shaver point, tiled effect flooring, radiator, velux window to side, smooth ceiling with extractor fan.







DOUBLE BEDROOM

14' 8" x 10' Max (Some Restricted Height)(4.47m x 3.05m)

Wood effect flooring, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, smooth ceiling with loft access hatch.

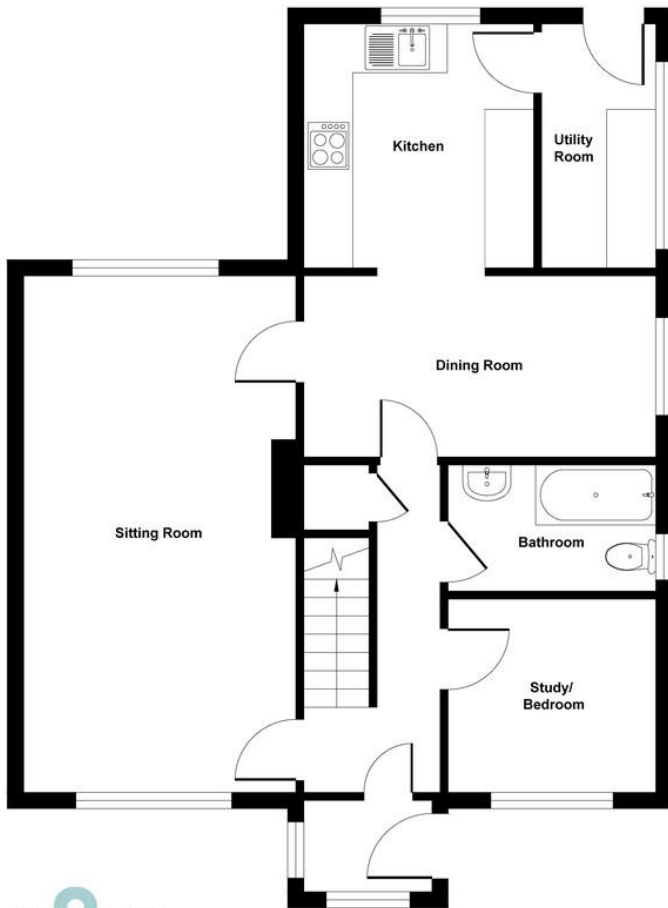
OUTSIDE

The rear garden is enclosed with timber panelled fencing, and a range of raised flower and shrub borders. Laid to lawn the garden enjoys a sunny aspect, with patio space, timber storage shed and gated access to the front.

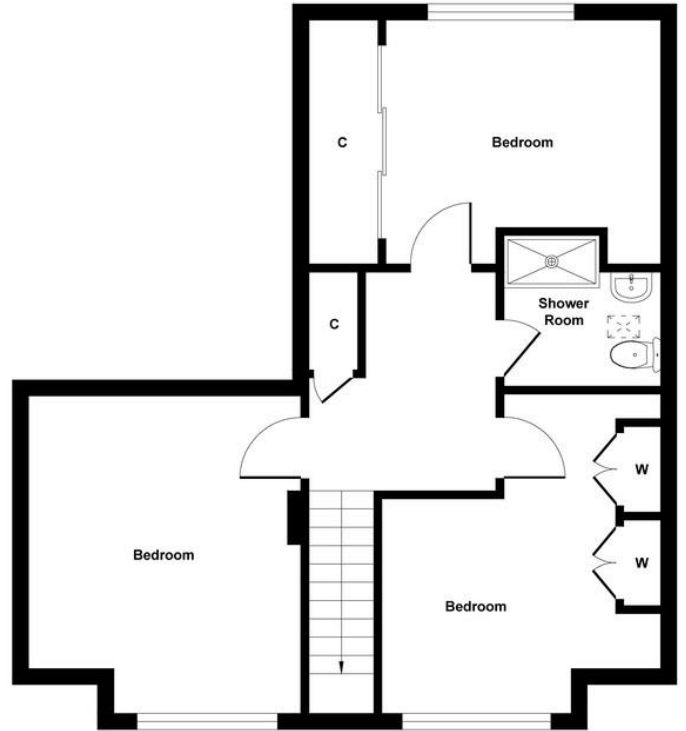
GARAGE

17' x 9' 1" (5.18m x 2.77m) Up and over door to front, window to side, door to rear, power and lighting.





Ground Floor
Approximate Floor Area
719 sq. ft
(66.79 sq. m)



First Floor
Approximate Floor Area
546 sq. ft
(50.72 sq. m)

Approx. Gross Internal Floor Area 1265 sq. ft / 117.51 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements