



Fir Tree Close, Brundall, Norwich

Guide Price £325,000 - £340,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain
- ✓ Detached Bungalow
- ✓ Cul-De-Sac Setting
- ✓ 21' Sitting/Dining Room
- ✓ Kitchen & Cloakroom
- ✓ Three Bedrooms
- ✓ Private Gardens
- ✓ Garage & Driveway

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





NO CHAIN. With POTENTIAL to UPDATE and MODERNISE, this DETACHED BUNGALOW offers SUBSTANTIAL PRIVATE REAR GARDENS, stretching some 60ft (stms) across. Situated within WALKING DISTANCE to SHOPS and TRANSPORT LINKS including the local bus and train services, the bungalow offers an UNRIVALED OPPORTUNITY for a downsizer or family. Once inside, the hall entrance leads to the THREE BEDROOMS, cloakroom and family bathroom. The KITCHEN is situated to the far left, with the 21' SITTING/DINING ROOM located to the rear, with FRENCH DOORS to the GARDEN. Huge POTENTIAL exists to EXTEND the property (stp), making use of the plot size, and adding to the LIVING SPACE. Finished with uPVC double glazing and gas fired central heating, various upgrades including a NEW FRONT DOOR and FRENCH DOORS have been completed. The REAR GARDEN requires some remedial works, but BENEFITING from the SOUTH SUN, this could be a gardeners dream!

LOCATION

The property is situated within 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 Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is located on the fringe of the village, close to the A47, but within a short walk of the local Co-op food store.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 5RN), but to help you...Leaving our Brundall office either on foot or via car head towards the roundabout that joins the A47 to Norwich and Great Yarmouth, turning right onto Fir Tree Close, where the property can be found straight ahead, indicated by our For Sale board.

AGENTS NOTE

Potential buyers should be aware the photographs used have been enhanced to showcase the property in a vacant state, and with the gardens showing how they could look, should the gardens be strimmed, weeded, and new grass laid. For further clarification, please speak to the team prior to travelling or viewing.

With a lawned frontage, a hard standing footpath leads to the front door, with an adjacent hard standing driveway to the front of the garage.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, thermostat heating control, coved ceiling with loft access hatch, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to front, coved ceiling.

DOUBLE BEDROOM

12' 5" x 10' 7" (3.78m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

DOUBLE BEDROOM

11' 9" x 7' 7" (3.58m x 2.31m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, shaver point, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to rear, built-in airing cupboard, coved ceiling with extractor fan.

BEDROOM

9' 7" x 8' 4" (2.92m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to front, electric fuse box, coved ceiling.

KITCHEN

12' 5" x 7' 4" Max (3.78m x 2.24m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven and extractor fan over, space for fridge/freezer, space for washing machine, tiled flooring, radiator, uPVC double glazed window to front, uPVC double glazed door to side, coved ceiling.

SITTING/DINING ROOM

21' 3" x 11' 9" Max (6.48m x 3.58m) Fitted carpet, radiator x2, uPVC double glazed window to rear, uPVC double glazed French doors to rear, television and telephone points, coved ceiling.

OUTSIDE

A sizeable rear garden stretches across the width of the property, with a patio space and timber fenced boundaries. Huge potential exists to reinstate the lawn and to landscape the space, utilising the private, bright and sunny aspect.

GARAGE

16' 10" x 8' 11" (5.13m x 2.72m) Up and over door to front, door to rear, storage above, power and lighting, wall mounted gas fired central heating boiler.





Ground Floor
 Approximate Floor Area
 830 sq. ft
 (77.10 sq. m)

Approx. Gross Internal Floor Area 830 sq. ft / 77.10 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 and 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