

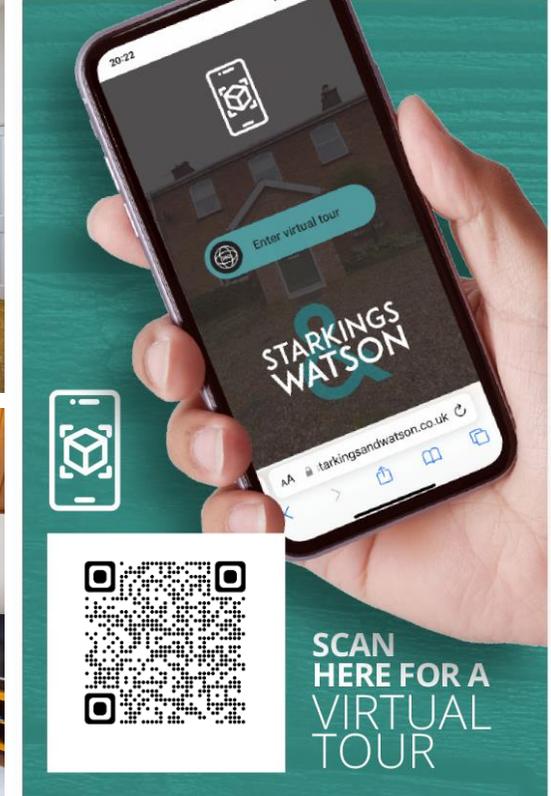
ST. MICHAELS WAY

Brundall, Norwich NR13 5PF

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE
PROPERTY



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STARKINGS
WATSON

- Substantial Detached Bungalow
- Ideal as Annexe Use (stp)
- Open Plan Living
- Up to Three Reception Rooms
- Up to Four Bedrooms
- En Suite & Family Bathroom
- Private Gardens
- Garage & Outbuildings

Guide Price £380,000-£400,000. WALKING DISTANCE to BRUNDALL TRAIN STATION and LOCAL AMENITIES. Once inside you will find in the heart of the home is the re-fitted OPEN PLAN KITCHEN/dining room with PANTRY cupboards, INTEGRATED APPLIANCES, VAULTED CEILINGS and attractive parquet flooring. This leads to the 20' SITTING ROOM with VIEWS ACROSS the GARDEN, from here you will find INTERNAL ACCESS to the GARAGE via a study. The property BOASTS a second 17' RECEPTION ROOM with FEATURE FIREPLACE, FLOOR to CEILING WINDOWS allowing NATURAL LIGHT to POUR INTO the SPACE and WOOD PANELLED VAULTED CEILING. The family bathroom and FOUR SPACIOUS BEDROOMS can be found within the property - all with EXTENSIVE FITTED STORAGE, and the larger offering an EN SUITE SHOWER ROOM. To the REAR of the property you will find a PRIVATE ENCLOSED GARDEN with MULTIPLE SEATING areas and huge potential.

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. Turn left onto St. Michaels Way where the property can be found on the left hand side as the road sweeps round.

The property is approached via a brick weave driveway with a lawned front garden and mature borders stepping up to the front door.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, doors to:

DOUBLE BEDROOM

12' 8" x 11' 0" (3.86m x 3.35m) Wood effect flooring, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, vaulted ceiling, doors to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, shower cubicle with electric shower and glazed shower screen, tiled walls, extractor fan, tiled flooring, vertical radiator.

DINING ROOM

14' 10" x 11' 5" Max (4.52m x 3.48m) Parquet flooring, radiator, Velux window to front, vaulted ceiling, doors and openings to:

KITCHEN

15' 7" x 7' 0" (4.75m x 2.13m) Fitted range of wall and base level units with square edged work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric or gas cooker, integrated fridge freezer, integrated dishwasher, vinyl flooring, radiator, uPVC double glazed window to front x2, cupboard housing wall mounted gas fired central heating boiler, built-in storage cupboard, built-in double storage cupboard, smooth vaulted ceiling.



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Disclaimer: 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.

Price:



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SITTING ROOM

20' 3" x 11' 4" (6.17m x 3.45m) Wood effect flooring, radiator, uPVC double glazed window to rear x2, uPVC double glazed French doors to rear, television point, vaulted ceiling, door to:

STUDY

Wood effect flooring, door to garage.

INNER HALL

Fitted carpet, doors to:

DOUBLE BEDROOM

12' 4" x 11' 9" (3.76m x 3.58m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, vaulted ceiling.

BEDROOM

12' 0" x 6' 8" (3.66m x 2.03m) Wood effect flooring, radiator, uPVC double glazed window to rear, built-in double wardrobe, vaulted ceiling, door to:

DOUBLE BEDROOM

11' 4" x 10' 4" Max. (Some Restricted Height) (3.45m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, door to.

FAMILY ROOM/SECOND SITTING ROOM

16' 8" x 12' 11" Max (5.08m x 3.94m) Fitted carpet, radiator, uPVC double glazed window to front, television point, vaulted ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shaped panelled bath with mixer tap, electric shower, tiled walls, wall mounted vanity mirror, vinyl flooring, radiator, Velux window to front, built-in storage cupboard, smooth vaulted ceiling.

OUTSIDE

Leading from the patio, a lawned garden with gravel seating areas can be found privately enclosed with timber fence panels to concrete posts. Huge potential exists to landscape the garden, making use of its private facing.

GARAGE

20' 1" x 10' 6" (6.12m x 3.2m) Up and over door to front, door to rear, power and lighting.

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
1621.19 ft²
150.61 m²

