



## St. Michaels Way, Brundall, Norwich

Guide Price £300,000 - £325,000 Freehold

Energy Efficiency Rating : D

- ✓ Motivated Vendor!
- ✓ Detached Bungalow
- ✓ Garage & Off Road Parking
- ✓ Usable Gardens to Front & Rear
- ✓ Two Spacious Reception Rooms
- ✓ Kitchen & Porch Entrance
- ✓ Three Bedrooms
- ✓ Shower Room

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





This GENEROUS DETACHED BUNGALOW offers an UNUSUAL DESIGN, incorporating 11' HIGH VAULTED CEILINGS, ample storage, PRIVATE GARDENS and SINGLE GARAGE with OUTBUILDINGS - all within WALKING DISTANCE to LOCAL AMENITIES and BRUNDALL TRAIN STATION. Once inside you will find a SPACIOUS ENTRANCE PORCH which opens into the 14' DINING ROOM with VAULTED CEILINGS and OFFICE SPACE, a 15' KITCHEN with PANTRY CUPBOARD offers VIEWS OUT to the FRONT GARDEN. The 16' SITTING ROOM can be found with a FEATURE FIREPLACE, FLOOR to CEILING WINDOWS and WOOD PANELLED VAULTED CEILING. The property also offers THREE BEDROOMS - ALL WITH FITTED WARDROBES and VIEWS ACROSS the REAR GARDEN. A spacious family bathroom completes the property. OUTSIDE the property OFFERS TWO SIZEABLE GARDENS to the FRONT and REAR, both DESIGNED with LOW MAINTENANCE in mind - being MOSTLY LAID to GRAVEL with ROCKERY PLANTING and ORNATE HEDGING.

#### 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 5PF), 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 spacious front garden which is mostly laid to gravel with rockery borders and succulent planting, two brick built storage sheds and a hard standing pathway leading to the main access through a side gate.

Entrance door to:

#### ENTRANCE PORCH

Tiled flooring, uPVC double glazed window to rear, obscure glazed window to side, door to:

#### DINING ROOM

14' 10" x 11' 11" Max (4.52m x 3.63m) Fitted carpet, radiator, double glazed window to side, uPVC obscure double glazed window to rear, telephone point, built-in storage cupboard, smooth vaulted ceiling, doors to:

### KITCHEN

15' 8" x 7' 2" (4.78m x 2.18m) Fitted range of wall and base level units with complementary rolled edge work surfaces, inset sink and drainer unit with mixer tap, inset gas hob, built-in electric double oven, space for fridge, space for dishwasher, space for washing machine, vinyl flooring, radiator, uPVC double glazed window to front, uPVC double glazed door to front, cupboard housing wall mounted gas fired central heating boiler, built-in storage cupboard, built-in double storage cupboard.

### INNER HALL

Fitted carpet, doors to:

### DOUBLE BEDROOM

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

### BEDROOM

11' 8" x 6' 7" Max. Some Restricted Height (3.56m x 2.01m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, range of built-in bedroom furniture, smooth vaulted ceiling.

### FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, vinyl flooring, radiator, Velux style window to front, built-in storage cupboard, smooth vaulted ceiling.

### SITTING ROOM

16' 8" x 14' 7" Max (5.08m x 4.44m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, television point, panelled ceiling, door to:

### DOUBLE BEDROOM

11' 5" x 10' 3" Some Restricted Height (3.48m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, smooth vaulted ceiling.

### OUTSIDE

Boasting spacious gardens to both front and rear, which have been designed with low maintenance in mind, with gravel beds and borders benefitting from mature plants and shrubs. To the rear of the back garden there is a patio area with ornate conifer hedging, providing the ideal space to relax and entertain, whilst being fully enclosed with timber panelled fencing.

### GARAGE

19' 11" x 10' 2" Max (6.07m x 3.1m) Up and over door to front, window to side, door to side, power and lighting.





**Floor Plan**  
**Approximate Floor Area**  
**983 sq. ft**  
**(91.32 sq. m)**

**Approx. Gross Internal Floor Area 983 sq. ft / 91.32 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

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