

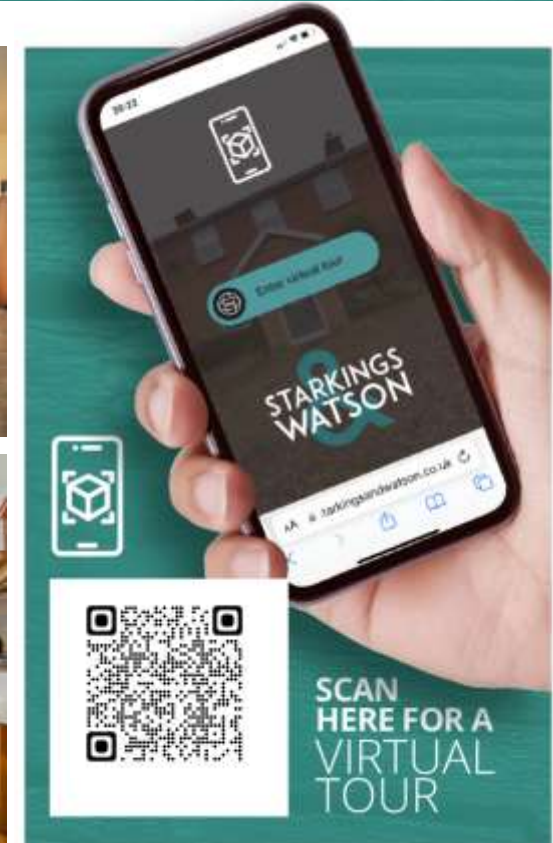
HIGHFIELD AVENUE

Brundall, Norwich NR13 5LE

Freehold | Energy Efficiency Rating : E

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

FOR SALE
PROPERTY



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STARKINGS WATSON

- No Chain
- Highly Sought After Location
- Potential to Extend & Modernise Further
- Walking Distance to Shops & Schools
- Two/Three Reception Rooms
- Conservatory with New Roof
- Three/Four Bedrooms
- Matured & Well Stocked Gardens

NO CHAIN. Situated in the HEART of BRUNDALL on one of the most SOUGHT-AFTER ROADS, this detached family home of over 1500 Sq. ft (stms) has been in the same family for many years, but now offers EXTENDED ACCOMMODATION with a serviced boiler, ready for a NEW OWNER to PLACE their own MARK on the property. With PARKING and a GARAGE to front, the hall entrance leads into the OPEN PLAN sitting and dining room, with a FEATURE FIRE PLACE, and door to the CONSERVATORY - with a newly fitted roof. The KITCHEN offers a functional space with storage, whilst the INNER HALL leads to the shower room, integral garage access and ground floor BEDROOM or reception room - offering ANNEXE and HOME WORKING potential. Upstairs, THREE BEDROOMS lead off the landing, with a family bathroom. The REAR GARDEN offers a great sized LAWNED area, benefiting from the SOUTH SUN, whilst offering mature planting including fruit bearing trees providing varieties of cherry, apple and fig.

LOCATION

Brundall is located East of the City with excellent transport links via Road and Rail. 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 in the centre of the village, with close access 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 5LE), but to help you...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. Turn left onto Highfield

Avenue, where the property can be found on the right-hand side.

The property is approached via a spacious lawned garden with hedged boundary and hard standing pathway leading to the main property. Parking is provided, with garage access.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, uPVC obscure double glazed window to front, telephone point, stairs to first floor landing, opening to inner hall, door to:

SITTING ROOM

11' 2" x 5' 3" (3.4m x 1.6m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, open plan to:

DINING ROOM

11' 8" x 10' 9" (3.56m x 3.28m) Fitted carpet, radiator, uPVC double glazed French doors to rear, doors to:

CONSERVATORY

9' 9" x 9' 6" (2.97m x 2.9m) Tiled flooring, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side.

KITCHEN

13' 5" x 8' 10" Max (4.09m x 2.69m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven, space for fridge/freezer, space for dishwasher, vinyl flooring, uPVC double glazed window to rear, floor standing gas fired central heating boiler, door to:

INNER HALL

Fitted carpet, door to garage, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, walk-in shower with electric shower, tiled walls, wall mounted vanity mirror, tiled flooring, radiator, uPVC obscure double glazed window to front.



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BEDROOM/FAMILY ROOM

16' 7" x 11' 6" Max (5.05m x 3.51m) Fitted carpet, radiator x2, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side, smooth coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, built-in airing cupboard, loft access hatch, doors to:

FAMILY BATHROOM

Four piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, bidet, tiled splash backs, vertical radiator, uPVC obscure double glazed window to rear x2, smooth ceiling.

DOUBLE BEDROOM

12' 5" x 10' 2" Max (3.78m x 3.1m) Fitted carpet, radiator, uPVC double glazed window to rear.

DOUBLE BEDROOM

13' 3" x 11' 4" Max (4.04m x 3.45m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture.

BEDROOM

8' 7" x 8' (2.62m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to front.

OUTSIDE

The rear garden is a mainly lawned expanse, siding onto a south facing aspect. Enclosed with hedging and fencing, a wonderful array of planting can be found, along with fruit bearing trees including cherry, apple and fig. The garden offers a patio area, side gated access and outside water supply.

GARAGE

21' 9" x 7' 9" (6.63m x 2.36m) Up and over door to front, door to inner hall, power and lighting.

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:

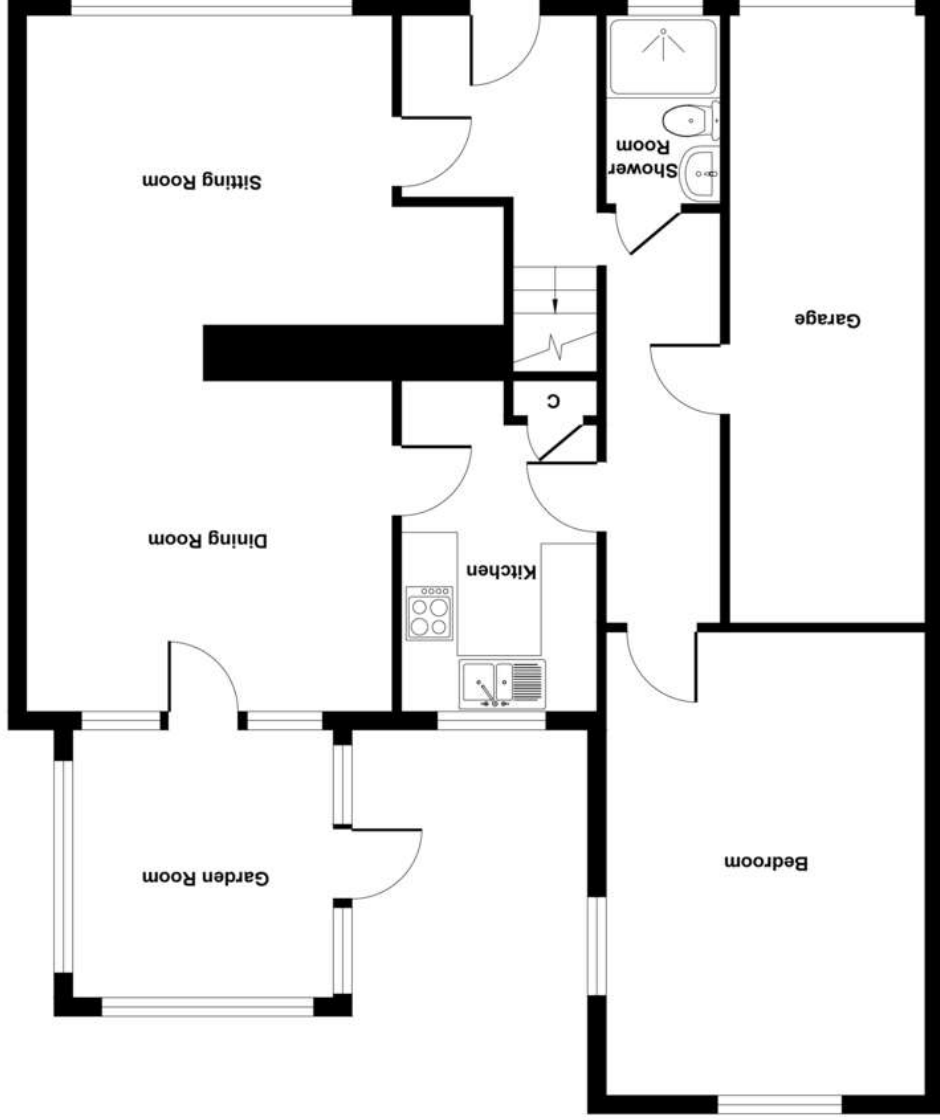


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Approx. Gross Internal Floor Area 1562 sq. ft / 145.10 sq. m

Ground Floor
Approximate Floor Area
1054 sq. ft
(97.91 sq. m)



First Floor
Approximate Floor Area
508 sq. ft
(47.19 sq. m)

