



Beverley Road, Brundall, Norwich

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

Energy Efficiency Rating : D

- ✓ No Chain
- ✓ Detached Bungalow with Garage
- ✓ South Facing Gardens
- ✓ Extra Private Secret Garden
- ✓ Sitting Room & Adjacent Kitchen
- ✓ Three Bedrooms
- ✓ Family Bathroom & Cloakroom
- ✓ Potential to Update & Modernise (stp)

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

**STARKINGS
&
WATSON**



NO CHAIN. SOUTH FACING GARDEN, potential to modernise, WALKING DISTANCE to the SHOP, tucked away SECRET GARDEN and adjacent to GREEN SPACE - could you ask for anymore? This detached bungalow truly offers an UNRIVALED OPPORTUNITY to create the perfect DOWNSIZE or FAMILY HOME. With over 860 Sq ft (stms) of accommodation, the VERSATILE LAYOUT is ready for a RE-THINK, with OPEN PLAN OPTIONS and room to re-purpose the current spaces. A LARGE PORCH ENTRANCE offers a useful covered storage space, with a further ENTRANCE HALL leading to the kitchen and SITTING ROOM which spans the width of the bungalow. There are THREE BEDROOMS, a variety of storage, cloakroom and FAMILY BATHROOM. The POTENTIAL is immense, with many similar properties laid out to enjoy the SOUTH FACING ASPECT, and maximising the living space. To the outside, the GARDENS are a real surprise, with a fantastic lawned space, which in turn leads to the PRIVATE SECLUDED SECRET GARDEN with mature planting and TREES.

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 5QS), 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. Take the third right onto Beverley Road where the property will be found on the left hand side marked by our 'For Sale' board.

The property is approached brick-weave driveway with well maintained front lawn leading to the main property.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

uPVC double glazed window to rear, uPVC obscure double glazed window to front, door to garage, door to:

ENTRANCE HALL

Fitted carpet, radiator, uPVC obscure double glazed window to side, thermostat heating control, cupboard housing wall mounted gas fired central heating boiler, built-in storage cupboard, cloaks storage space, loft access hatch, doors to:

SITTING ROOM

18' 2" x 12' 11" Max (5.54m x 3.94m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator x2, uPVC double glazed window to side, double glazed door to rear, television point, coved ceiling, door to:

KITCHEN

8' 11" x 8' (2.72m x 2.44m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, tiled splash backs, space for fridge/freezer, vinyl flooring, uPVC double glazed window to side, coved ceiling.

BEDROOM

8' 10" x 5' 11" (2.69m x 1.8m) Fitted carpet, radiator, uPVC double glazed window to side, thermostat heating control, built-in storage cupboard.

DOUBLE BEDROOM

12' 11" x 8' 10" (3.94m x 2.69m) Fitted carpet, radiator, uPVC double glazed window to front, thermostat heating control, built-in double wardrobe.

DOUBLE BEDROOM

10' 2" x 8' 11" (3.1m x 2.72m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe, smooth ceiling.

CLOAKROOM

Low level W.C, fitted carpet, uPVC obscure double glazed window to side.

FAMILY BATHROOM

Two piece suite comprising pedestal hand wash basin, panelled bath, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to side.

OUTSIDE

Leaving the sitting room via sliding patio doors, you will find a well maintained rear garden with spacious patio for entertaining and alfresco dining. The hard standing pathway leads through the lawned space towards the mature borders and timber shed. The secret garden wraps around to the right, offering a secluded setting with mature trees.

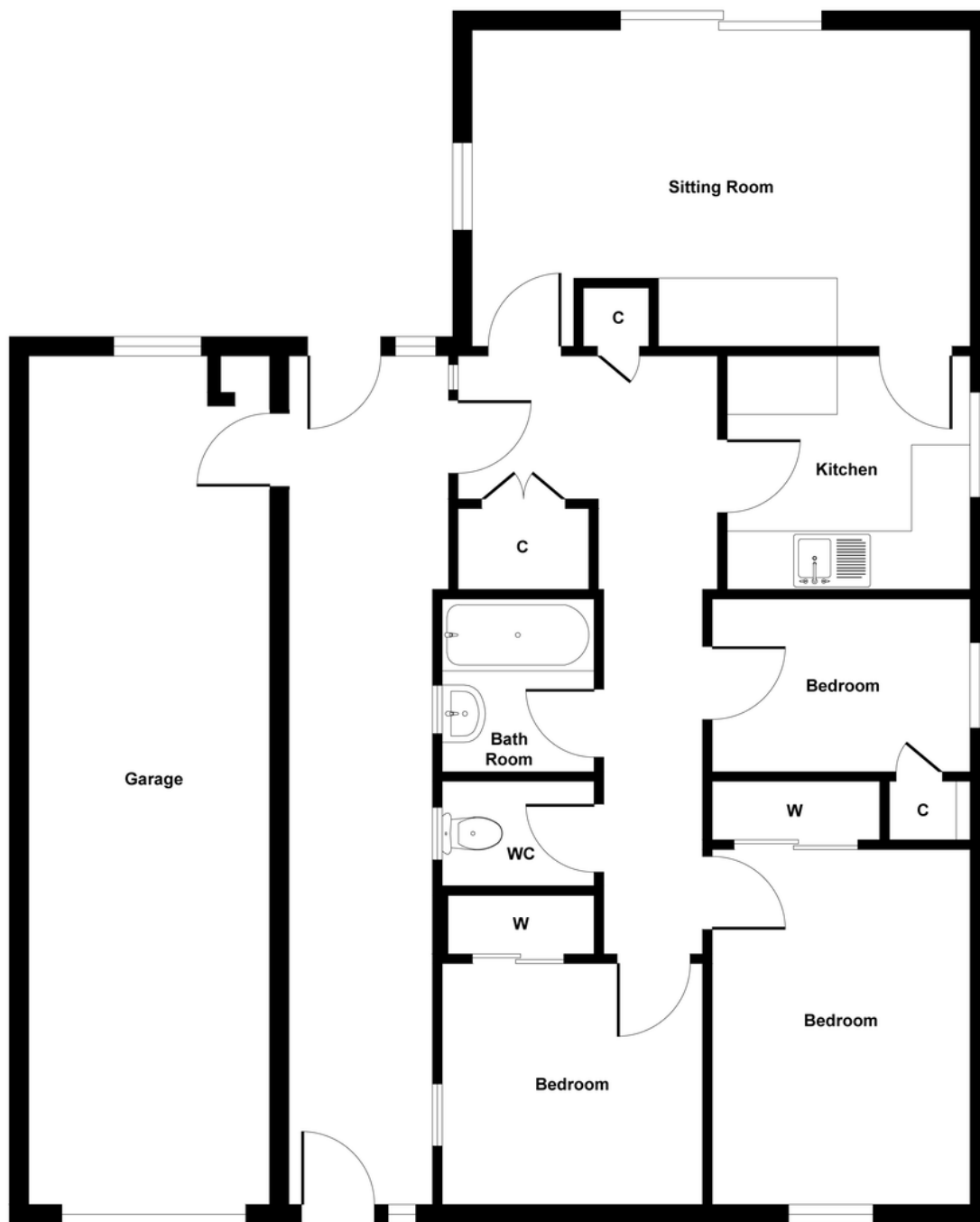
GARAGE

23' 11" x 8' 7" (7.29m x 2.62m) Electric up and over door to front, window to rear, door to side.

AGENTS NOTE

An annual fee to the local resident's association is due for the upkeep and maintenance of the green-space.





Floor Plan
 Approximate Floor Area
 869 sq. ft
 (80.73 sq. m)

Approx. Gross Internal Floor Area 869 sq. ft / 80.73 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