



Westfield Road, Brundall, Norwich

Guide Price £260,000 - £280,000 Freehold

Energy Efficiency Rating : B

- ✓ Semi-Detached Bungalow
- ✓ Transport Links via Train & A47
- ✓ Walking Distance to Amenities
- ✓ Sitting Room with Electric Fire
- ✓ Fitted Kitchen with Cooking Appliances
- ✓ South Facing Solar Panels
- ✓ Two Bedrooms
- ✓ Garage & Parking

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







### IN SUMMARY

WALKING DISTANCE TO AMENITIES, accommodation all on one level and with ENERGY EFFICIENCY IN MIND. Stepping inside this TWO BEDROOM semi-detached BUNGALOW which has SOUTH FACING SOLAR PANELS, an entrance hall leads into almost all rooms. Starting with the SITTING ROOM which has a central FIREPLACE and a window spanning the width of the room meaning it is FLOODED WITH LIGHT. Also accessed from the hallway, you find the KITCHEN with integrated cooking appliances, WALL and BASE LEVEL UNITS and a wonderful archway that leads into the DINING AREA/GARDEN ROOM. At the rear, the LAWNED GARDENS have a hard standing pathway running the length of the plot leading to the GARAGE. At the boundaries of the plot there is timber panel fencing and an opening leads to the frontage and parking.

### SETTING THE SCENE

After turning onto Westfield Road from Highfield Avenue, the property can be found on the right hand side with a brick weave driveway providing access to the main property, car port and garage. Adjacent there is a lawned front garden with shrub borders and an opening to the rear garden.

### THE GRAND TOUR

Entering this semi-detached bungalow, the functional entrance hall has space for cloak and boot storage with doors leading into nearly all the rooms. Both bedrooms have ample width in the room for a double bed, with bedside tables and wardrobes to be added. Continuing through to the sitting room, the central point in this room is the electric fire built into a chimney breast and an alcove adjacent with space for an entertainment unit. A uPVC double glazed window spans the width of the room meaning the south sun lights this space throughout the day. The bathroom with a three piece suite can be found where disability aids have been added to the walk in shower for your convenience. The kitchen has wall and base level units, integrated dishwasher and cooking appliances with tiled splash-backs and flooring. There is an archway which leads into the garden room/dining room where you can access the rear garden, entertain or just enjoy the light of the south sun.

### THE GREAT OUTDOORS

The rear garden is laid to lawn with a central pathway which runs the length of the plot. With planted borders and a generous patio there is ample room to entertain and due to the non-overlooked aspect of the gardens and the low level roof line, the south sun is in the garden almost all day!

## OUT & ABOUT

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.

## FIND US

Postcode : NR13 5LF

What3Words :///tracking.pokes.strain

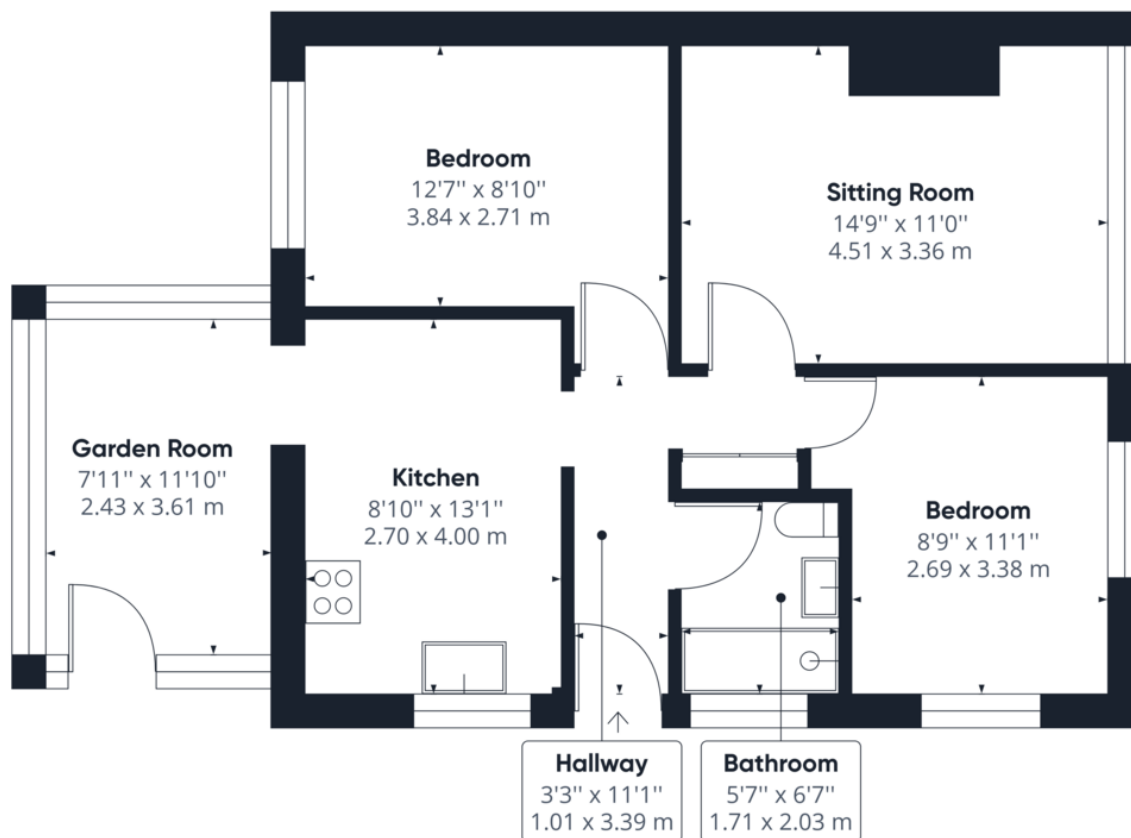
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The property has Solar Panels to assist with energy efficiency and reducing energy bills. Potential buyers should be aware that the field adjacent is currently being developed for residential housing.





**Approximate total area<sup>(1)</sup>**  
710.29 ft<sup>2</sup>  
65.99 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Agents Note: 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