

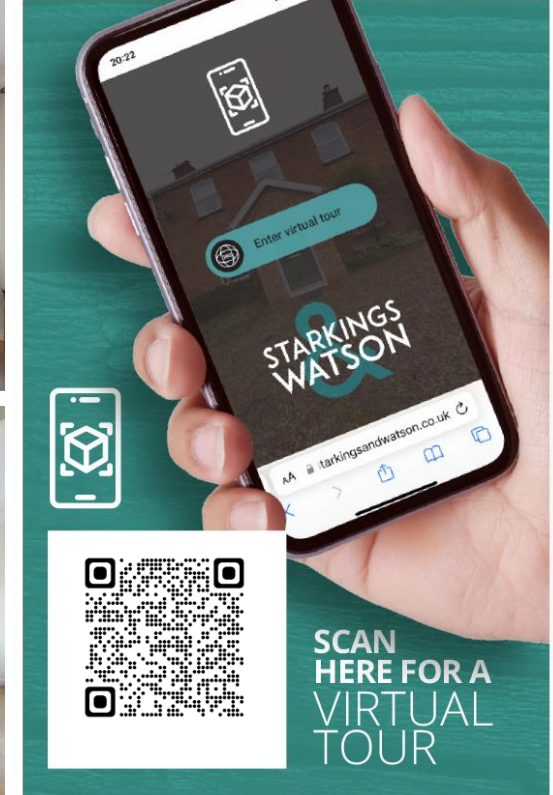
# GROVEBURY CLOSE

## Brundall, Norwich NR13 5NJ

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



arla | propertymark  
PROTECTED

naea | propertymark  
PROTECTED

The Property  
Ombudsman

For our full list of available properties, or  
for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
(HONOURS)  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
LETTINGS  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

# STARKINGS & WATSON



- End of Cul-De-Sac Setting
- Detached Family Home
- Larger than Average Gardens
- Hall Entrance & Sitting Room
- Open Plan Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom with Shower
- Garage & Driveway

### IN SUMMARY

Situated at the end of the cul-de-sac, this DETACHED FAMILY HOME offers an OPEN PLAN LAYOUT and sizeable gardens to rear. With FOUR BEDROOMS the property is ideal for a growing family, with a footpath close by which leads to the centre of the village, where SCHOOLING and TRANSPORT LINKS can be found. With a HALL ENTRANCE and CLOAKROOM, doors lead to the SITTING ROOM and open plan KITCHEN/DINING ROOM - all of which flow seamlessly into one another. Upstairs the FOUR BEDROOMS are serviced by a family bathroom with a SHOWER over the bath. The OUTSIDE SPACE is a real feature, given its FLAT LAWNED AREA, patio space and hedging which offers a HIGH DEGREE of PRIVACY. To the front, a DRIVEWAY leads to a single GARAGE.

### SETTING THE SCENE

From the road side a lawned frontage and tandem driveway lead to the main property, gated rear garden and single garage. The property is situated at the end of a cul-de-sac within a large turning circle, with a green space opposite and tree lined aspect.

### THE GRAND TOUR

The entrance hall has been finished with wood effect flooring to ensure an easy to maintain space, with stairs to the first floor and handy storage below. A door leads to the cloakroom, whilst doors lead to the sitting room and adjacent kitchen. The main living spaces are open plan but with double doors between the sitting room and dining areas. The sitting room is carpeted and offers a front facing window, whilst to rear, the dining room flows seamlessly with the kitchen next door. The kitchen has been re-fitted with a range of contrasting gloss fronted units, including an island style unit with an inset electric ceramic hob. A built-in electric double oven is included, whilst the fridge/freezer and dishwasher are integrated. There is ample space to entertain, whilst a door leads to the rear garden. The property is finished with gas fired central heating and uPVC double glazing, whilst the first floor offers four bedrooms. The landing includes storage, along with a built-in wardrobe to the main bedroom. The bathroom offers a three piece suite and a shower over the bath.

### THE GREAT OUTDOORS

Designed for ease of maintenance and entertaining, a large lawned garden can be found with high level hedging and timber panelled fencing to the boundaries. A patio can be found to the rear of the garage which only enhances the south sun. Outside power and water supplies can be found, along with a timber shed. The garage includes an up and over door to front, storage above, power and lighting.



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



STARKINGS  
WATSON

HYBRID ESTATE AGENTS

#### 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 5NJ

What3Words : ///butchers.local.ripe

#### VIRTUAL TOUR

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

**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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

**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<sup>(1)</sup>**

995.97 ft<sup>2</sup>  
92.53 m<sup>2</sup>

**STARKINGS WATSON**  
HYBRID ESTATE AGENTS

**Floor 1**



**Ground Floor**

