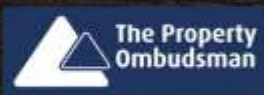


# BRAYDESTON CRESCENT Brundall, Norwich NR13 5LD

Freehold | Energy Efficiency Rating : D

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
- Semi-Detached Bungalow
- South Facing Gardens
- Garage & Parking
- Sitting Room with Adjacent Conservatory
- Two Double Bedrooms
- Replacement Boiler & Electric Fuse Box
- Walking Distance to Shops & Amenities

#### IN SUMMARY

NO CHAIN. Situated in the MIDDLE of BRUNDALL, this semi-detached bungalow is the PERFECT DOWNSIZE, with manageable SOUTH FACING GARDENS, parking and a storage GARAGE. The accommodation is READY for OCCUPATION and presented in good order, with a central hall and STORAGE leading to all the rooms. With TWO DOUBLE BEDROOMS both facing over the front garden, the shower room is opposite. The KITCHEN is located at the rear, having been modernised in recent years, and includes a REPLACEMENT wall mounted GAS FIRED CENTRAL HEATING BOILER and electric FUSE BOX. The sitting room is centred around a feature fire place with patio doors sliding to a SIZEABLE CONSERVATORY with HEATING.

#### SETTING THE SCENE

With a hard standing driveway providing off road parking, access leads to the main property and single storage garage. Lawned gardens with planted borders and hedging completes the front outlook.

#### THE GRAND TOUR

Once inside you step through the uPVC double glazed door straight into the carpeted entrance hall with built-in storage and a recessed door mat. Doors lead to the two front facing double bedrooms, both offering ample space for wardrobes and general bedroom furniture. The shower room is opposite, and is fully tiled whilst offering a non-slip flooring underfoot. The kitchen has been replaced in recent years and includes an electric ceramic hob and built-in eye level electric oven, whilst offering space for other appliances. Finished with tiled splash backs and wood effect flooring, a wall mounted gas fired central heating boiler has been replaced, along with an electric fuse box. The sitting room is centred around a feature fireplace with carpet under foot, and a centrally heated conservatory which extends the living space.

#### THE GREAT OUTDOORS

The south facing gardens are mainly laid to lawn, with a patio running from the conservatory and across the back of the kitchen. Enclosed with timber panelled fencing, various mature beds line the grass, whilst access leads to the driveway and garage. The garage offers a side access door, power and lighting.



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#### OUT & ABOUT

The Broadland Village of Brundall is located East of the Cathedral City of Norwich, having excellent transport links via Road and Rail. The Village itself has an abundance of amenities including Village Shops, Post Office, Primary School, Doctors' Surgery and Public Houses. Brundall is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

#### FIND US

Postcode : NR13 5LD

What3Words : ///dorm.madder.stylists

#### VIRTUAL TOUR

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

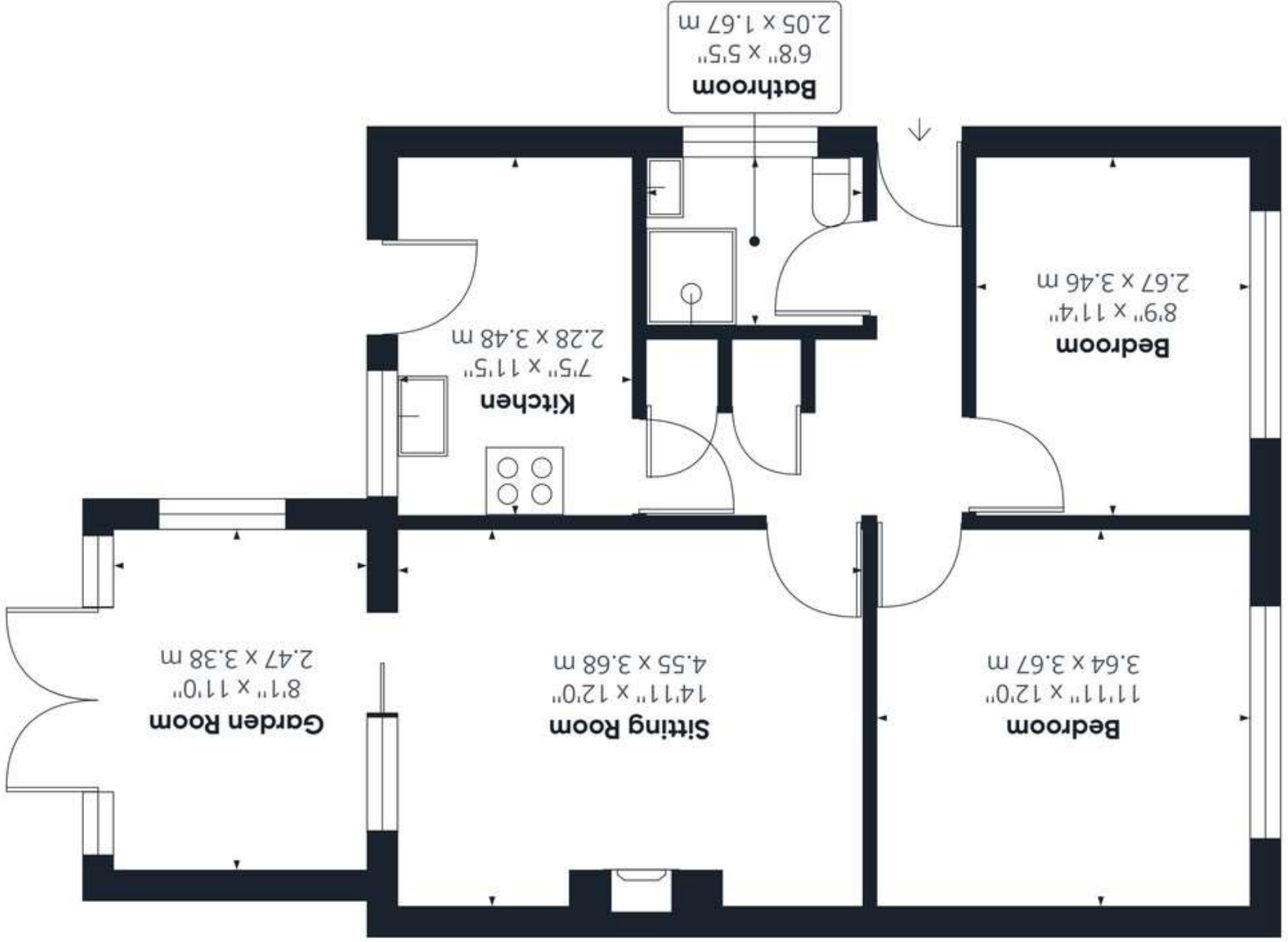
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area<sup>(1)</sup>  
 724.13 ft<sup>2</sup>  
 67.27 m<sup>2</sup>

(1) Excluding balconies and terraces

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.