

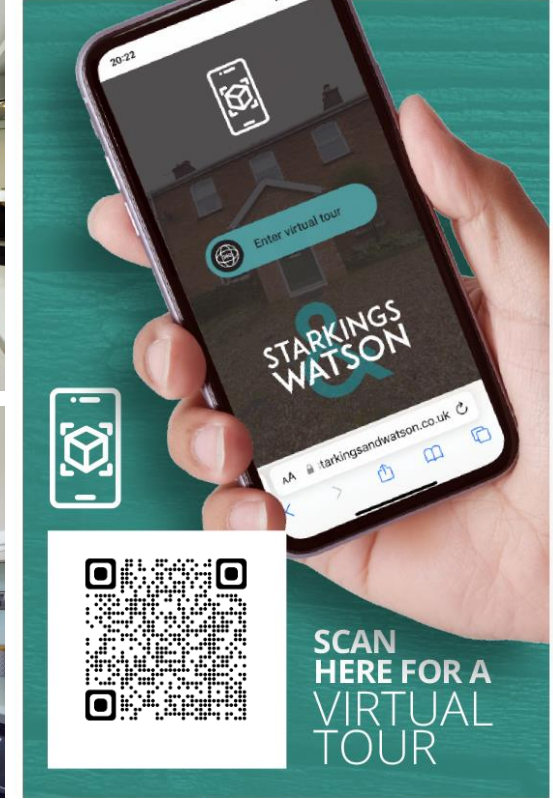
ST. MICHAELS WAY

**Brundall, Norwich NR13 5PF**

Freehold | Energy Efficiency Rating : E

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](https://starkingsandwatson.co.uk)



**STARKINGS  
&  
WATSON**

- Detached Bungalow with Private Gardens
- Updated & Modernised Interior
- Garage to Front
- Open Plan Kitchen/Dining Room with Pantry
- Unique Design with Vaulted Ceilings
- Abundance of High Level Storage
- Sitting Room with Garden Views
- Three Bedrooms

#### IN SUMMARY

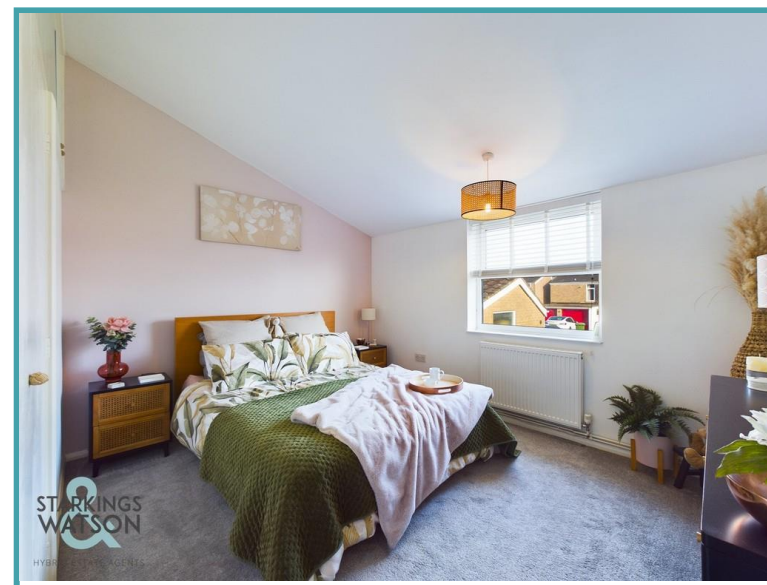
This DETACHED BUNGALOW with PRIVATE GARDENS offers a UNIQUE DESIGN with VAULTED CEILINGS and an ABUNDANCE of STORAGE. Having been UPDATED and MODERNISED in recent years, the property is presented in impeccable condition, with the PORCH ENTRANCE opening to an amazing OPEN PLAN KITCHEN, DINING and LIVING SPACE. With wood effect flooring running through the entire space, uPVC windows can be found to side and rear, with gas fired central heating. The KITCHEN offers attractive CONTRASTING WORK SURFACES with an inset sink and mixer tap, breakfast bar and THREE BUILT-IN CUPBOARDS. The electric ceramic hob and oven are built-in. The INNER HALL passes by TWO BEDROOMS and the family bathroom, with the THIRD BEDROOM located off the main living space. The SITTING ROOM offers a VAULTED CEILING and SLIDING DOORS straight onto the rear garden. Laid to LAWN, the gardens offer PATIO SPACE and enclosed boundaries.

#### SETTING THE SCENE

With an elevated position, sweeping lawns run to the front of the property, with a front flower bed ready for planting. Access leads to the garage with parking in the front, and a hard standing footpath leading to the side covered entrance.

#### THE GRAND TOUR

Stepping through the uPVC double glazed door, an entrance porch with wood effect flooring greets you, with your eye drawn into the adjacent open plan living space. With heating installed, there is space in the porch for coats and shoes. Heading into the dining room the wood effect flooring runs all the way to the kitchen, with ample space for soft furnishings and a dining table. The kitchen offers an attractive fitted range of wall and base level units, with a curved edge breakfast bar and inset electric ceramic hob with built-in electric oven. No less than three built-in full height cupboards offer further storage, whilst space is provided for the integrated dishwasher and further appliances. The inner hall leads from the dining area, firstly to two bedrooms - both with large full height wardrobes and storage cupboards. The two bedrooms face forward, with the smaller currently used as a study. The family bathroom is opposite with a shaped bath and attractive Aqua board splash backs and a shower over. The third bedroom leads off the sitting room, again with built-in wardrobes. The sitting room offers an attractive vaulted ceiling with full width sliding patio doors to the rear garden and is centred around a feature fire place offering ample space for soft furnishings.



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



### THE GREAT OUTDOORS

The rear garden offers a non-overlooked and fully enclosed lawned garden. A patio runs along the rear of the property, with an abundance of planting to all sides. There is huge potential for further landscaping, and ample space for a storage shed or green house. The side access leads to the garage where there is an up and over door with power and lighting.

### OUT & ABOUT

The property is situated within the Broadland Village of Brundall. Located East of the City, excellent transport links via Road and Rail can be enjoyed. 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 close to the A47, but within a short walk of the local Co-op food store.

### FIND US

Postcode : NR13 5PF

What3Words : ///surfed.servicing.spinning

### 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:



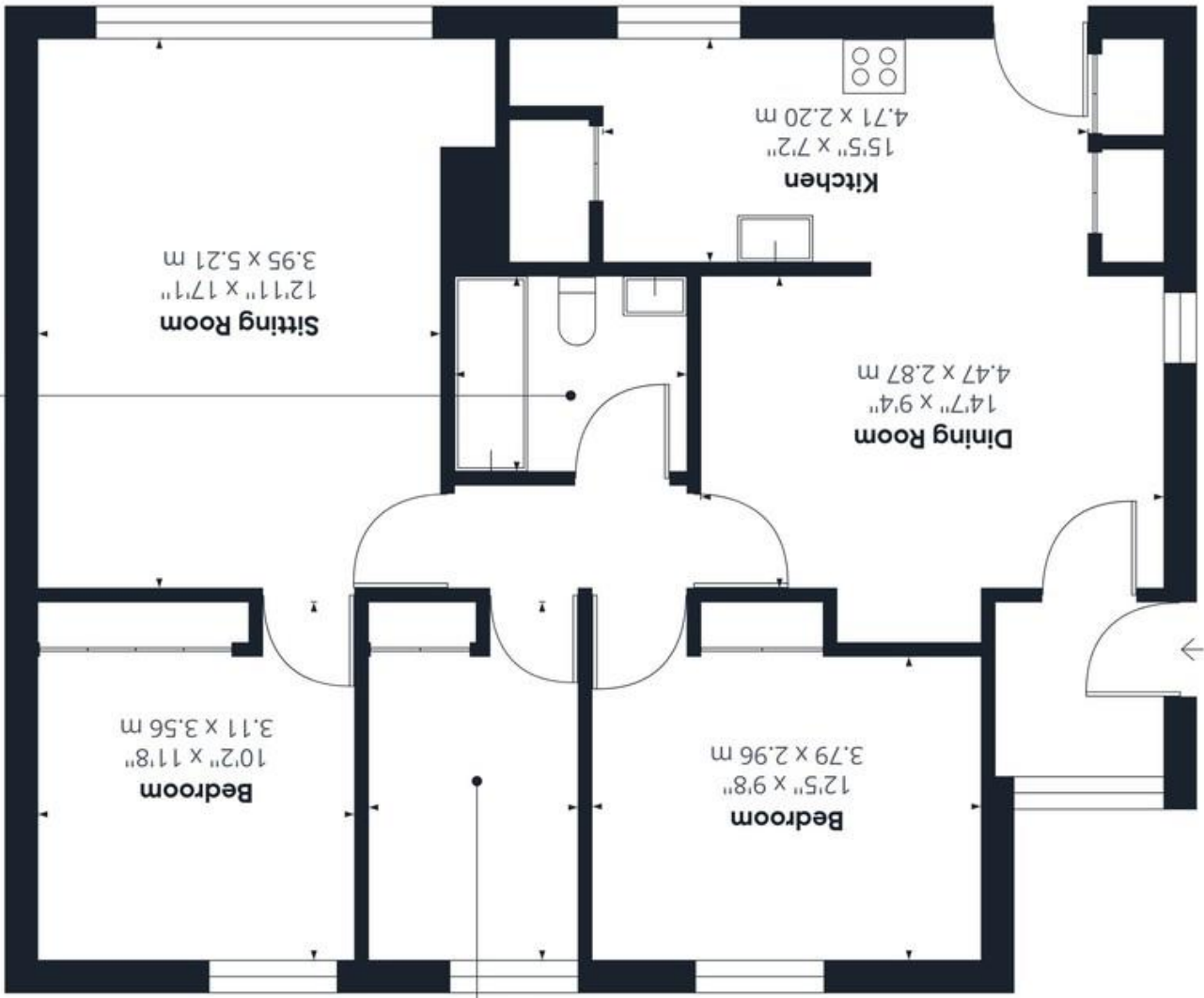
For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://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 (1)  
975.27 ft<sup>2</sup>  
90.61 m<sup>2</sup>