

CUCUMBER LANE

Brundall, Norwich NR13 5QR

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!
- Extended Detached Bungalow
- Flexible Layout with Potential
- Two Reception Rooms & Conservatory
- Kitchen & Separate Utility Room
- Four Bedrooms
- Garage & Ample Parking
- Private Enclosed South Facing Gardens

IN SUMMARY

NO CHAIN. This NON-ESTATE DETACHED BUNGALOW has been HUGELY EXTENDED to offer close to 1700 Sq. ft (stms) of accommodation, with the overall plot extending to 0.19 acres (stms). The property offers a FLEXIBLE LAYOUT with ANNEXE POTENTIAL. Located on the EDGE of the VILLAGE and close to the A47, the village shops and TRAIN STATION still remain within a short walk. Internally, the HALL ENTRANCE leads to the 20' sitting room, with THREE BEDROOMS, cloakroom and SHOWER ROOM all leading off. The DINING ROOM is at the heart of the property, with access to the 21' CONSERVATORY, KITCHEN with further UTILITY ROOM, and main bedroom with DRESSING ROOM and EN SUITE. The layout is HUGELY VERSATILE, with the main bedroom offering potential as FURTHER LIVING SPACE. The SOUTH FACING GARDENS include an EXTENSIVE PATIO, with secret lawned gardens beyond.

SETTING THE SCENE

Fronting Cucumber Lane, the property is set far back with a brick walled frontage, main lawned garden and

raised flower beds. A brick-weave driveway with inset edging and a feature border ensure there is ample parking, with access to the garage, main property and gated gardens.

THE GRAND TOUR

With a uPVC double glazed door leading straight into the hall entrance, fitted carpet can be found under foot, with a wall mounted thermostat and loft access hatch above. Following each door in order, you start with the main L-shaped sitting/dining room with a feature Bow window to front, brick-built open fire place and ample space for soft furnishings and a dining table. Next on your left is a carpeted double bedroom with a vanity sink unit, built-in wardrobe and uPVC double glazed window to side. A further double bedroom with storage can be found opposite. A separate cloakroom with tiled splash backs, and shower room serve the bedrooms, with the shower being finished with a double walk-in cubicle and Aqua board splash backs. The third double bedroom is next door, also offering a built-in double wardrobe. The dining room sits in the centre of the property, with wood effect flooring under foot, and doors to the kitchen and conservatory - making a great open plan entertaining space. The conservatory is a fantastic size, with tiled flooring and full height windows to all sides. The kitchen offers storage to both the floor and walls, with an integrated double oven and electric ceramic hob. The utility room is open plan, offering space for a range of white goods, and a built-in storage cupboard. The main bedroom also leads off the dining room, ideal as an annexe or potentially



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further living space. The bedroom and dressing room sections are open plan, with a vast array of storage built-in, space for soft furnishings and direct garden access, whilst the en-suite shower room also leads off the bedroom.

THE GREAT OUTDOORS

Heading outside, an extensive patio area can be found, with a rounded lawned garden, various planting and low level brick retaining wall. A useful covered storage area can be found, with a side access, outside power and water supplies. Heading up the garden, the patio enjoys the south sun, whilst mature hedging and shrubbery screens a secret lawned garden, timber shed and green house.

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 5QR

What3Words : ///organist.computer.circling

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⁽¹⁾

1697.13 ft²


157.67 m²

Reduced headroom

9.66 ft²

0.90 m²

(1) Excluding balconies and terraces

 Reduced headroom
 (below 1.5m/4.92ft)

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.

