

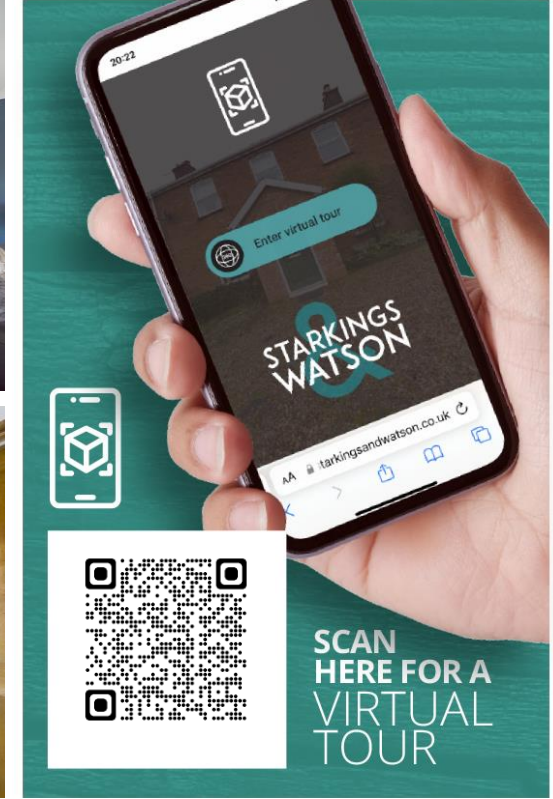
MEDESWELL CLOSE

Brundall, Norwich NR13 5QG

Freehold | Energy Efficiency Rating : C

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

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

- No Chain!
- Detached Family Home
- Large Open Rear Garden
- Garage & Driveway
- Open Plan Sitting/Dining Room
- Hall Entrance with Cloakroom
- Four Bedrooms
- Family Bathroom with Shower

IN SUMMARY

NO CHAIN. This DETACHED family home is tucked away on the EDGE of BERRYFIELDS, with a LARGE REAR GARDEN and over 1040 Sq. ft (stms) of accommodation. With an OPEN PLAN LAYOUT and HUGE POTENTIAL TO EXTEND (stp), the property is well located to access the VILLAGE AMENITIES and A47. The WELCOMING HALL ENTRANCE offers storage space and a cloakroom, with doors to the 16' SITTING ROOM with FRENCH DOORS to the GARDEN, open plan 12' dining room, and 15' KITCHEN with STRIKING SOLID WOOD SPLASH BACKS. Upstairs, FOUR BEDROOMS lead off the landing, with a FAMILY BATHROOM including a SHOWER over the bath. Back outside, there is AMPLE PARKING, garage and the WRAP AROUND GARDENS which include a vast array of PLANTING and BOX HEDGING.

SETTING THE SCENE

From the road, hedging and solid timber posts create an opening to the driveway which is laid to shingle. Lawned gardens can be found to front, with a footpath to the front door. Ample parking is

provided, with access to the garage, and a pathway which is open to the rear garden.

THE GRAND TOUR

Heading in the main entrance door, a spacious hall entrance can be found with ample space for coats and shoes. Stairs leads to the first floor, with doors to the main living space and kitchen. Under the stairs, a built-in storage cupboard can be found with a cloakroom, also to your left hand side, with a two piece suite, including further storage under the sink. The main living space is open plan with a clear divide between the seating and dining areas, with fitted carpet running throughout the whole room. A feature fireplace can be found to one end creating a focal point to the room with a window facing to rear and further uPVC double glazed French doors and full height windows opening to a patio area. A door leads into the kitchen, which offers a fitted range of wall and base level units with attractive wood and tiled splash-backs, space for a range style cooker and further stainless steel splash-back behind. Storage is provided to two sides, with integrated dishwasher and space for further white goods including a fridge/freezer and washing machine. Heading upstairs, the four bedrooms can be found off the landing starting with the smallest bedroom to your right. This cleverly designed room offers a raised bed area with storage underneath and window facing to front. The main bedroom can be found adjacent with fitted carpet and a window facing to rear, the second bedroom next door includes a built-in wardrobe with sliding doors. The third bedroom faces to front and



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



has also been used as an office in recent years with a feature window looking down the road. The family bathroom offers a modern white three piece suite with a shower over the bath and fully tiled walls with a heated towel rail.

THE GREAT OUTDOORS

The rear garden is laid to lawn with timber fenced and hedged borders. A vast array of planting and box hedging can be found, with planted borders and a raised patio. A timber shed offers storage, with a further seating area to one corner. The garage offers double doors to front, 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 5QG

What3Words : ///magical.shocked.sedative

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



Approximate total area⁽¹⁾
 1044.43 ft²
 97.03 m²

(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.