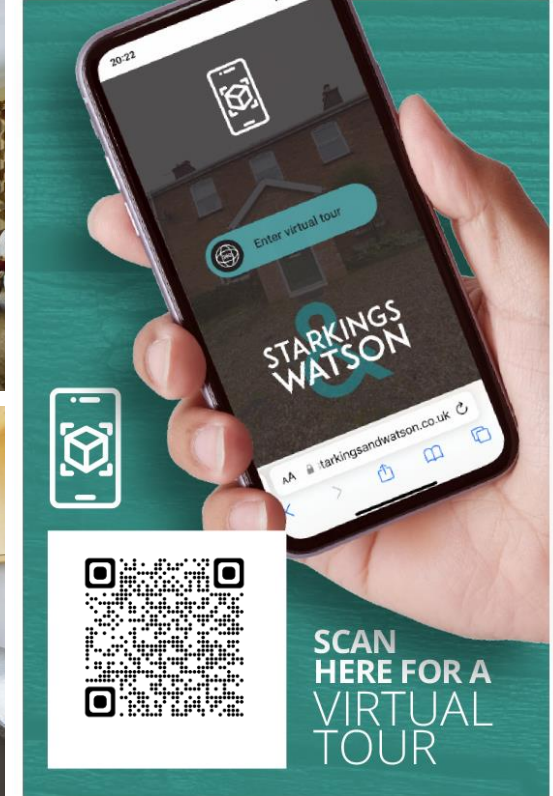


BRAYDESTON CRESCENT Brundall, Norwich NR13 5LD

Freehold | Energy Efficiency Rating : TBC

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
- Ample Parking & Double Garage
- Low Maintenance South Facing Garden
- Sitting Room with Conservatory
- Fitted Kitchen with Hob & Oven
- Three Bedrooms
- Wet Room Shower

IN SUMMARY

NO CHAIN. This semi-detached bungalow benefits from the SOUTH SUN, with a LOW MAINTENANCE GARDEN and FLEXIBLE LAYOUT to allow for TWO or THREE BEDROOMS. Situated in the CENTRE of BRUNDALL, the property is within walking distance to the VILLAGE SHOPS and amenities, with good ROAD, RAIL and bus connections. Internally the property is finished with replacement uPVC double glazing and gas fired central heating. The central hallway leads to two FRONT BEDROOMS, with the THIRD BEDROOM an ideal STUDY or DINING ROOM. With a neutral finish, the KITCHEN offers a built-in GAS HOB and ELECTRIC OVEN. The sitting room offers PLEASANT GARDEN VIEWS with a feature fire place and adjacent conservatory for dining space, whilst the WET ROOM offers a walk-in shower for EASY ACCESS, along with FULLY TILED WALLS.

SETTING THE SCENE

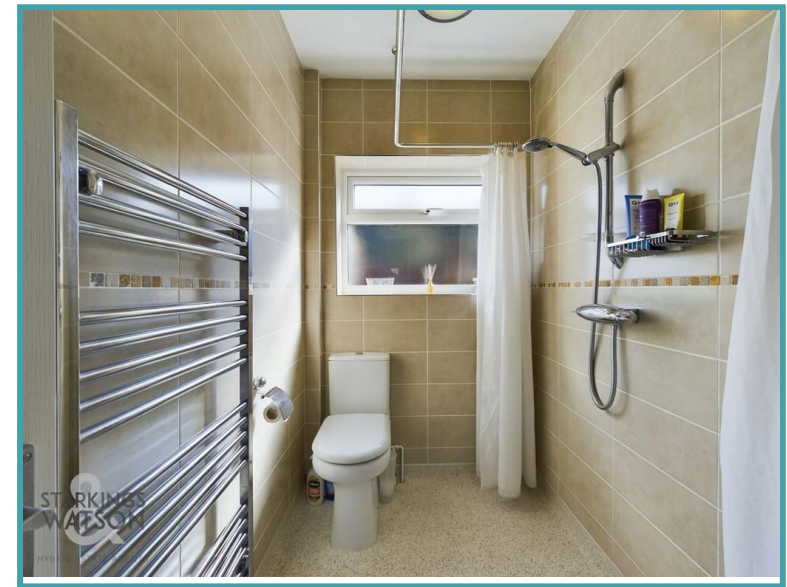
Situated on a quiet residential street which runs in a u-shape, the property offers an attractive frontage with a tandem drive and brick-weave frontage with planting.

THE GRAND TOUR

Heading inside, the hallway is finished with wood block flooring, leading to all the accommodation, with a loft access hatch above. The front two bedrooms offer large uPVC double glazed windows to front, one room offers a built-in cupboard, with carpet underfoot, and the other with wood effect vinyl flooring. The third bedroom offers a side aspect and has been used as a dining room, but could easily be a bedroom or study. The sitting room is to the left with a feature fire place creating a focal point to the room, whilst sliding doors open into the conservatory, offering a summer room and further dining space. The wet room is located in the middle of the property, and has been re-fitted with a walk-in shower for easy access. Tiling finishes the room, along with the chrome heated towel rail. The kitchen is also finished in a neutral style, with wood fronted cabinets, space for white goods, and built-in cooking appliances. The gas fired central heating boiler is recessed behind a cupboard.

THE GREAT OUTDOORS

The rear garden is fully paved ensuring an easy to maintain south facing space, with timber fenced boundaries and gated side access. Sliding doors lead into the conservatory, whilst the gates lead to the double garage, offering power, lighting and an up and over door to front.



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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 : ///hobbies.spinners.charge

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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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)
707.20 ft²
65.70 m²

