

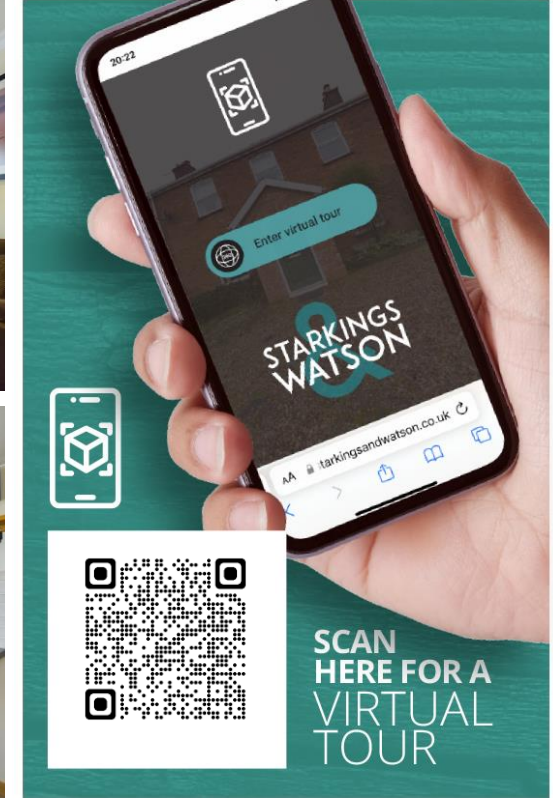
FOSTER CLOSE

**Brundall, Norwich NR13 5QU**

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

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**STARKINGS  
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- Fully Updated & Modernised Bungalow
- Walking Distance to Amenities
- Over 1100 Sq ft (stms)
- Large Wrap Around Landscaped Gardens
- Open Plan Kitchen/Breakfast Room
- Bay Fronted Sitting Room
- Three Bedrooms
- Garage & Driveway

#### IN SUMMARY

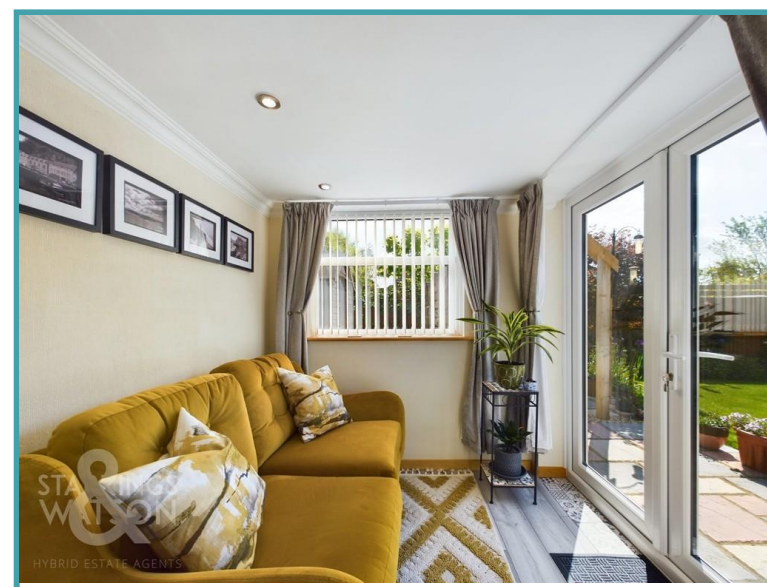
Having been UPDATED and FULLY MODERNISED, this DETACHED BUNGALOW offers over 1100 Sq ft (stms) of accommodation, with LARGE WRAP AROUND GARDENS which have been BEAUTIFULLY LANDSCAPED to both the front, side and rear. With an electrical re-wire, replacement boiler and re-plastering, you will find a FAMILY FRIENDLY open plan KITCHEN/BREAKFAST ROOM which creates the CENTRE POINT of the property, a BREAKFAST BAR offers a space to eat, whilst a GARDEN ROOM has been created with FRENCH DOORS drawing your eye down the garden. Doors lead off to the entrance porch, BAY FRONTED SITTING ROOM, and inner hall. THREE SPACIOUS BEDROOMS and a SHOWER ROOM with FEATURE TILING and storage can be found. With uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, income generating SOLAR PANELS provide electricity and in the region of £600 PA in income. To the front, the property is situated in a CUL-DE-SAC setting, with OFF ROAD PARKING, and access to the GARAGE and useful UTILITY ROOM.

#### SETTING THE SCENE

Screened behind high level mature hedging, a brick weave driveway offers ample parking, with access to the main bungalow and adjoining garage. Mature gardens have been created to incorporate a range of planting, with a secondary driveway with a timber five bar gate enclosing the space.

#### THE GRAND TOUR

Heading inside, a useful porch entrance greets you, providing a storage space, with a further door opening to the main open plan kitchen space. A hallway has been created, with wood effect flooring running through the room, with an opening to the garden room also. The kitchen offers a replacement range of wall and base level units, with attractive tiled splash backs, space for appliances and an electric cooker, and a built-in breakfast bar. The garden room could be a dining area, but also offers a unique space to sit and enjoy views through the French doors across the garden. From the kitchen, a door leads to the inner hall, and double doors with glazing open to the bay fronted sitting room. With contrasting wood effect flooring, a feature fire place can be found, whilst the room enjoys great natural light, and ample space for a full range of soft furnishings. The inner hall offers storage, with wood effect flooring, and replacement doors leading to all rooms. Three bedrooms lead off the hall, one with a mirrored built-in wardrobe. The shower room is fully tiled, and offers storage and a heated towel rail.



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## THE GREAT OUTDOORS

The rear garden has been beautifully landscaped, like no other. With patio seating areas, manicured lawns, planted borders, a wildlife pond and a timber pergola offering further seating, the rear garden is fully enclosed and finished with timber panelled fencing. Access leads to the utility room which offers space for laundry appliances, a range of storage units and an inset sink. A further door leads to the garage, with power, lighting and an electric roller door to front. The gated access leads to a secret garden, again with an abundance of planting and fencing to screen the space. A green house is tucked away, with a pathway leading to the gated driveway.

## 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 5QU

What3Words : ///panics.gratitude.moved

## 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)  
1130.45 ft<sup>2</sup>  
105.02 m<sup>2</sup>

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