

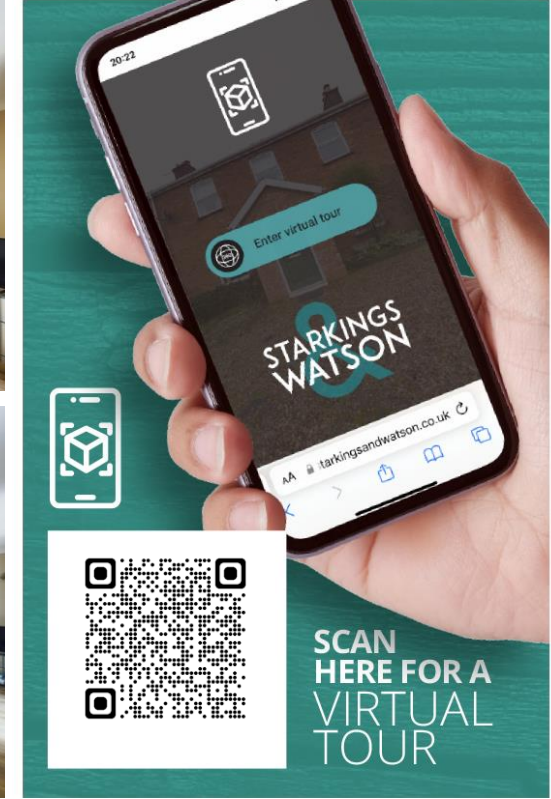
FIR TREE CLOSE

Brundall, Norwich NR13 5RN

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



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

starkingsandwatson.co.uk



STARKINGS & WATSON

- No Chain!
- Refurbished Detached Bungalow
- South Facing Gardens
- Garage & Twin Parking on Drive
- Sitting/Dining Room
- Conservatory
- Three Bedrooms
- Cloakroom & Refitted Family Bathroom

IN SUMMARY

NO CHAIN. This DETACHED BUNGALOW has been UPDATED and REFURBISHED in recent years, including a 2022 installed gas fired CENTRAL HEATING BOILER. With a SWEEPING CORNER PLOT and SOUTH FACING GARDENS, there is double PARKING to front and an integral GARAGE. Internally, the property offers uPVC double glazing, with accommodation comprising a hall entrance, THREE BEDROOMS, cloakroom, FAMILY BATHROOM with shower, fitted kitchen, 21' SITTING ROOM and conservatory. To the rear of the garage a useful UTILITY ROOM can be found, with FURTHER POTENTIAL to CONVERT the GARAGE (stp).

SETTING THE SCENE

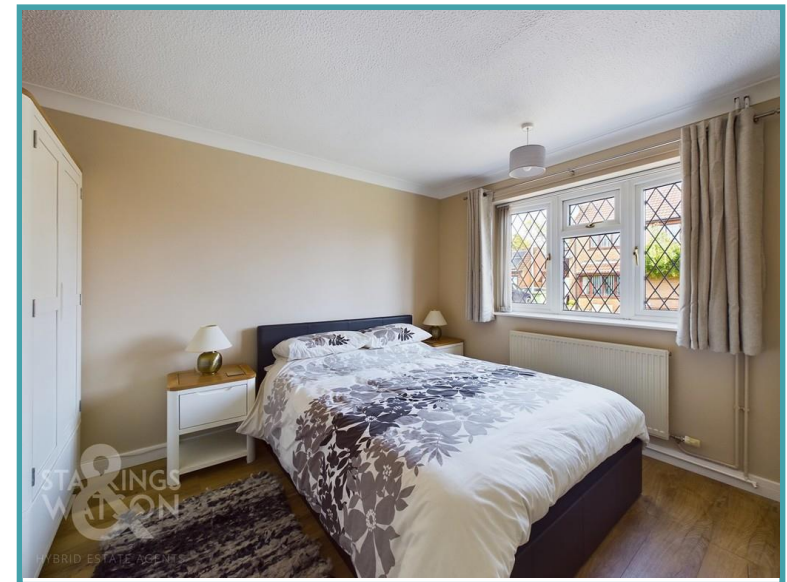
Occupying a quiet cul-de-sac setting a sweeping lawned garden wraps around the property, with a brick weave double driveway to front, providing access to the garage and main entrance. From the end of the road you are only a short walk to the village Co-op, and bus routes to and from the village.

THE GRAND TOUR

Wood effect flooring has been installed in the hall entrance, with the hall wide enough for storage of coats and shoes. Doors lead off to the two piece cloakroom, with tiled splash backs and storage under the sink. Two double bedrooms are opposite, both with wood effect flooring. The family bathroom offers a three piece suite, including a bath with a shower over, heated towel rail, and a range of built-in storage. The third bedroom is a comfortable single with wood effect flooring, creating an ideal study if needed. The kitchen is fully fitted with ample storage, with space for a gas cooker and other appliances, with a window to front and useful side access door. The sitting room extends to 21' allowing space for a dining table if required, with wood effect flooring and a feature fire place. Lastly, sliding patio doors open to the conservatory offering the perfect space to enjoy the south sun. The utility room is independently accessed from the garden, with a range of storage, space for laundry appliances and a built-in sink unit.

THE GREAT OUTDOORS

The rear garden offers a blank canvas for a keen gardener, and is enclosed with timber panelled fencing whilst a lawn and patio are installed. Boasting a good sized proportion, high degree of privacy and south facing aspect, borders of shrubs and plants could easily be introduced. Gated access leads to front and an outside water tap can be found.



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



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 5RN

What3Words : ///unable.congas.hazelnuts

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

GIRAFFE360
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)
1156.01 ft²
107.40 m²

