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## **35 Braydeston Crescent Brundall, NR13 5LD**

- REFURBISHED BUNGALOW
- TWO DOUBLE BEDROOMS
- NEW FLOOR COVERINGS
- NEW CENTRAL HEATING SYSTEM
- PLENTY OF PARKING
- NEW QUALITY KITCHEN
- RE-WIRED THROUGHOUT
- BEAUTIFUL GARDEN
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION in DETAIL

### ENTRANCE HALL

Through the brand new modern composite front door into your spacious Entrance Hall. 'L' shaped, your hall features a built-in door mat, new fitted carpet, there's a radiator, loft access and doors lead off to your Bathroom, Bedrooms, Kitchen and ...

### LOUNGE 4.56m x 3.66m (15' x 12')

Located at the front of the Bungalow, your lounge features a new fitted carpet, new radiator and uPVC sealed unit double glazed window overlooking your front Garden.

### DINING ROOM / MASTER BEDROOM

3.65m x 3.72m (12' x 12' 2")

Currently set up at a Dining Room, this is a versatile room and could be used as your Master Bedroom. Enjoy the beautiful views over your rear Garden through the uPVC sealed unit double glazed window, there's also a handy built in cupboard, freshly laid quality laminate flooring and a new radiator.

### KITCHEN 3.48m x 2.30m (11' 5" x 7' 7")

Completely refurbished with quality in mind, your Kitchen features a range on high end base and wall units fitted to all four walls with stunning real wood 'shaker' style doors and drawers and a composite square edge worktop over. Packed with integrated appliances, there's a tall fridge freezer, automatic washing machine, induction hob with oven below and extractor hood over. A stainless steel one-and-a-half bowl sink is located under your uPVC sealed unit double glazed window to garden views, your back door leads you outside and a cupboard houses your brand new Combi boiler. Laminate flooring has been laid underfoot and a new radiator also features. This Kitchen has the lot!

### BEDROOM 2 3.48m x 2.78m (11' 5" x 9' 1")

A good sized double Bedroom with a uPVC sealed unit double glazed window to front aspect, new radiator and newly fitted carpet.

### BATHROOM 1.95m x 1.66m (6' 5" x 5' 5")

Completely modernised and upgraded in a contemporary style, your Bathroom features a suite comprising of a panel bath with shower over, a vanity sink and low level WC. Beautiful tiling has been applied to the walls, vinyl flooring, there's a chrome heated towel rail radiator and opaque uPVC sealed unit double glazed window. Wallow in luxury.

## OUTSIDE

### FRONT GARDEN & DRIVEWAY

Your driveway leads you to the side of the Bungalow and a gate to your rear Garden, while to the front freshly laid shingle offers extra parking and a border packed with plants and shrubs allow privacy.

### REAR GARDEN

The current Owner has created a wonderful Garden which is packed full of mature trees, shrubs and plants attracting plenty of wildlife. Enjoy the peace and tranquillity in your own haven which also features a crazy paving patio, perfect for sitting out or even a spot of alfresco dining, there's a lawn and timber potting shed.

### Council Tax

Broadland Band B

## SUMMARY

If you are looking for the perfect one storey home which needs nothing in a Broadland Village, then look no further.

Completely refurbished with fresh plastered walls and ceilings and decorated tastefully throughout, there's a brand new gas central heating system, new floor coverings, some new windows, that new front door, not forgetting the brand new quality Kitchen with all those appliances.

Come take a look, give us a call today.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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## BEAUTIFULLY REFURBISHED BUNGALOW in SOUGHT AFTER BROADLAND VILLAGE

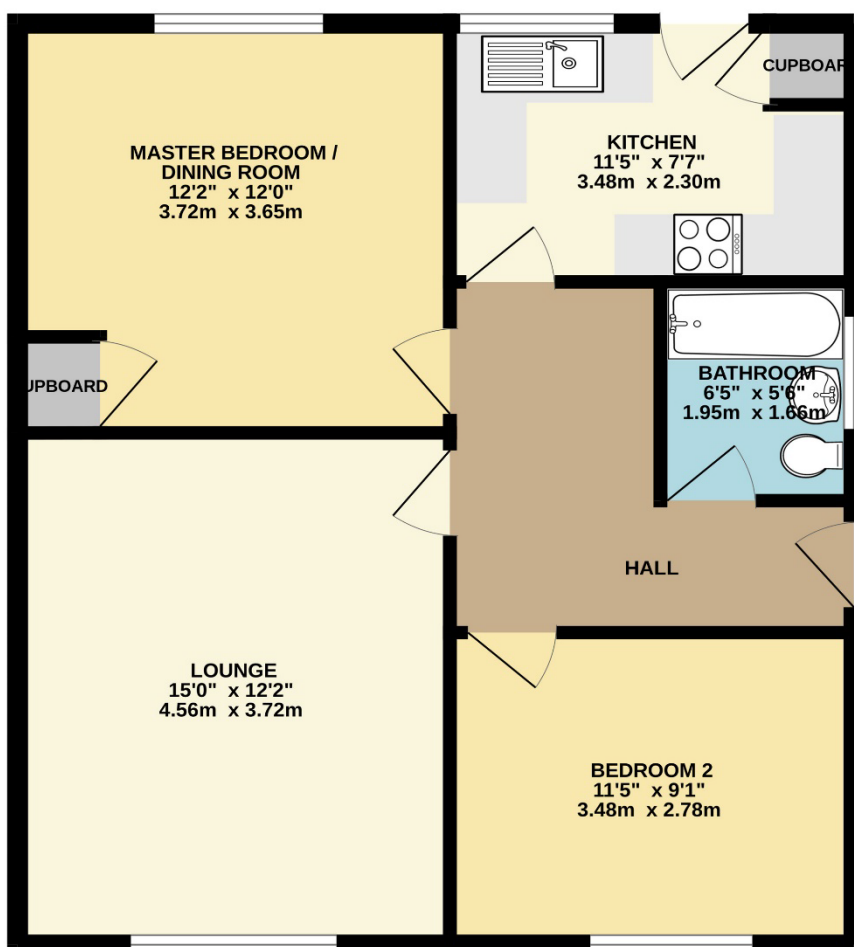
We are delighted to offer for sale this completely renovated two Bedroom semi detached bungalow tucked away in the pleasant Crescent in the village of Brundall. The property has been freshly plastered, freshly decorated and features new floor coverings throughout. The bungalow has also been re-wired, benefits from a brand new gas central heating system including all new radiators and a high quality Kitchen packed with integrated appliances. Your accommodation comprises of a large Hallway, two double Bedrooms, however if you only require one a Dining Room, Lounge and beautiful Kitchen and modern contemporary Bathroom. uPVC double glazing, there's also plenty of parking and beautiful rear Garden.

### SO MANY NEW UPGRADES | NO ONWARD CHAIN

#### LOCATION AND AMENITIES

Braydeston Crescent is a pleasant neighbourhood located in the Broadland Village of Brundall. Brundal is an attractive riverside village located between Norwich and Great Yarmouth nestled on the River Yare. The village features plenty of local amenities such as shops, doctors, places of worship, pubs and restaurants. Norfolks superb local and national public transport network are all close at hand allowing access .

**Contact: The ONE ONLINE Team | Mobile: 07787 436600 | e-mail: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)**



36 BRAYDESTON CRESCENT, BRUNDALL

TOTAL FLOOR AREA : 636 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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