

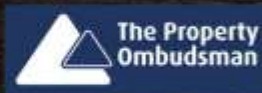
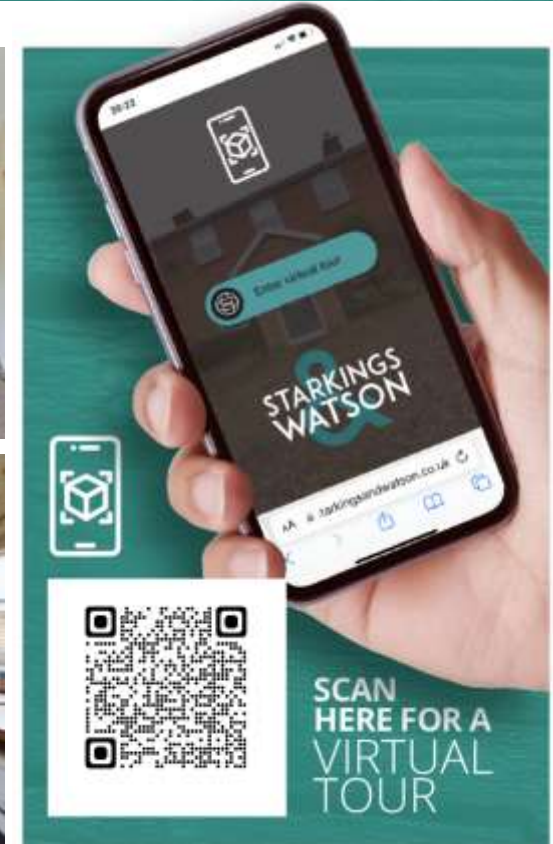
ST. CLEMENTS WAY

Brundall, Norwich NR13 5QW

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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- No Chain!
- Semi-Detached Bungalow
- Cul-De-Sac Setting Near Amenities
- Ample Off Road Parking
- Porch Entrance
- 17' Sitting/Dining Room
- Two Double Bedrooms
- Private Non-Overlooked Gardens

IN SUMMARY

NO CHAIN. Occupying a popular CUL-DE-SAC SETTING with a walk-way close by which leads to the VILLAGE SHOP and nearby BUS STOP, this semi-detached BUNGALOW is well presented and READY to MOVE IN. With AMPLE PARKING to front, and a GOOD SIZED PRIVATE rear GARDEN, the property is a PERFECT FIRST BUY or DOWNSIZE. Internally, finished with uPVC double glazing and gas fired CENTRAL HEATING, the accommodation includes a PORCH ENTRANCE, 17' SITTING/DINING ROOM, fitted kitchen, and an inner hall leading to TWO DOUBLE BEDROOMS, cloakroom and separate FAMILY BATHROOM.

SETTING THE SCENE

A lawned garden can be found to front with a planted border. The adjacent shingle driveway allows off road parking for several vehicles, along with a hard standing concrete pad. Gated access leads to the rear, with a step leading to the front door.

THE GRAND TOUR

The front uPVC double glazed door takes you into the entrance porch, a carpeted room with windows to front and side. Opening into the sitting/dining room, with a window to front, feature fire place, space for a dining table, and a door into the fitted kitchen. A modernised room with good storage, inset ceramic sink and drainer unit, tiled splash backs, inset electric ceramic hob and built-in electric oven, and space for white goods. The inner hall is carpeted and offers an airing cupboard. Doors lead to the family bathroom which includes a shower over the bath, separate cloakroom, and two double bedrooms. The larger is ready for flooring, whilst the second offers a versatile space as a study or formal dining room, with French doors onto the garden.

THE GREAT OUTDOORS

The private rear garden is laid to lawn, with enclosed boundaries and mature hedging. A shingled area offers seating, whilst a timber shed is tucked to one corner, ready for some attention.

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.



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



FIND US

Postcode : NR13 5QW

What3Words : ///swim.towels.dwarves

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⁾
704.98 ft²
65.49 m²

