

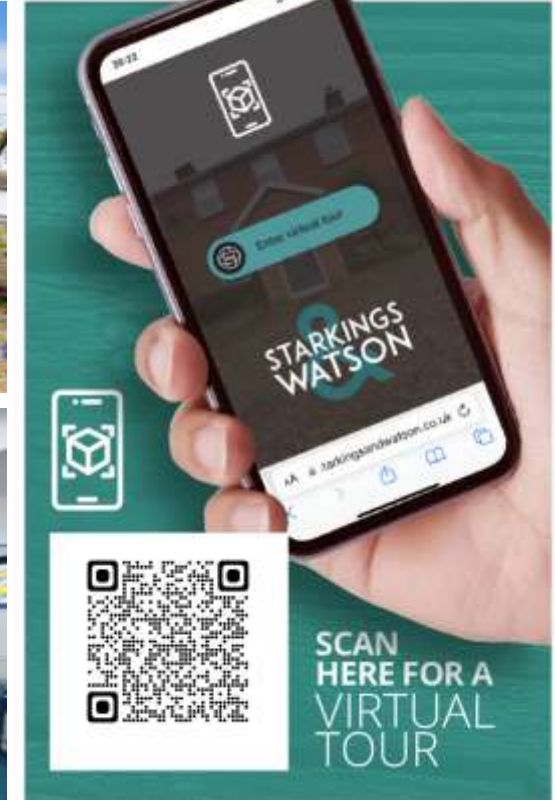
THE STREET

Brundall, Norwich NR13 5AA

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Stunning Contemporary Barn Conversion
- Fully Landscaped Gardens
- Gated Driveway & Electric Car Charger
- Open Plan Kitchen/Breakfast Room
- Two Reception Rooms
- Utility/Boot Room Space
- Four Bedrooms
- Two En Suites & Family Bathroom

IN SUMMARY

One of the MOST PROMINENT BUILDINGS in BRUNDALL, this 2400 Sq. ft (stms) BARN CONVERSION has been lovingly UPDATED and MODERNISED, combining character features with OPEN PLAN LIVING, whilst your VIEW is centred on the SOUTH FACING GARDEN which have been meticulously planted and LANDSCAPED. With accommodation over two floors, along with a 49' ATTIC SPACE with POTENTIAL (stp), you will find a 20' KITCHEN/BREAKFAST ROOM with GRANITE WORK SURFACES and CENTRAL ISLAND, cloakroom, UTILITY/BOOT ROOM with study space, 15' SITTING ROOM, and finally the VERSATILE OPEN PLAN FAMILY ROOM with DINING SPACE which leads to the garden. Upstairs, FOUR BEDROOMS lead off the landing, three are DOUBLE BEDROOMS, with an EN SUITE SHOWER ROOM and CLOAKROOM, along with a FAMILY BATHROOM - all of which have been MODERNISED. In 2022, SOLAR PANELS with batteries and a new gas fired CENTRAL HEATING BOILER were installed, with replacement windows previously, future proofing the property.

SETTING THE SCENE

The property fronts The Street adjoining the village Charity Shop - sitting side by side for many years. Access can be found to the front, but the usual access is via a neighbouring shared driveway which opens to the gated private driveway

in the rear garden, offering off road parking and an electric car charger.

THE GRAND TOUR

Starting with the kitchen/breakfast room, this fully renovated and modernised space offers a light and bright feel, having been carefully designed, ensuring maximum storage, without impacting the natural light. With beautiful granite work surfaces, an inset electric ceramic induction hob can be found in the central island, with a self cleaning eye level electric oven and attractive glass splash back. Integrated appliances include a fridge, freezer and dishwasher. A cupboard to one corner contains the central heating boiler and water tanks, with doors to the side and rear of the property. A lobby area leads to a modernised cloakroom with storage and tiled splash backs, with a further door to the utility/boot room. With further storage units, space for laundry appliances, and an inset sink, this versatile space is currently used as a studio/study, but is highly versatile depending on a new owners requirements. An inner hall with wood effect flooring leads from the kitchen, with stairs to the first floor, and for entertaining, double doors swing open into the main living spaces. The sitting room is located to the front, with wood effect flooring and windows to front, storage cupboard including the electric fuse box and solar panel controls, with further double doors to the family room with dining space. This light and bright room offers a smooth ceiling, recessed spot lights and full height windows to showcase the gardens. Heading upstairs, the landing is a great size and is currently used as a further study space, with access to the open plan attic storage space which offers clear potential (stp) having had power installed already. The main bedroom is located to the left, a comfortable double, with built-in storage, and a modernised en suite shower room with a double shower and attractive tiled splash backs. The adjacent single bedroom is currently used as a further dressing room, with



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built-in wardrobes. The family bathroom is a striking modernised space, with a bath and shower, complimented with attractive tiling and wood effect flooring. The shower is a rainfall style, whilst various storage is built-in. There are two further double bedrooms, one with an en suite cloakroom.

THE GREAT OUTDOORS

The south-facing garden is truly something to behold! Starting with a walk-out patio at the main French doors, the garden is enclosed and fenced with various planted beds running the length of the right-hand side, including a gravel garden with lavenders, ornamental grasses and other drought-resistant planting. On the other side of the main path is a grassed wildlife area with a nature pond. Secluded seating areas can be found tucked away, accessed via various pathways, all enjoying views of the barn and the garden. Opposite the shingled parking area, raised sleeper beds offer a kitchen garden with space to plant fruit and vegetables, with a timber shed and further planting.

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 5AA

What3Words : ///sunset.mend.asserts

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

In 2022 a new gas fired central heating boiler was installed, along with solar panels, three batteries for electric storage, and a solar iBoost to divert the energy to heat the hot water.

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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