

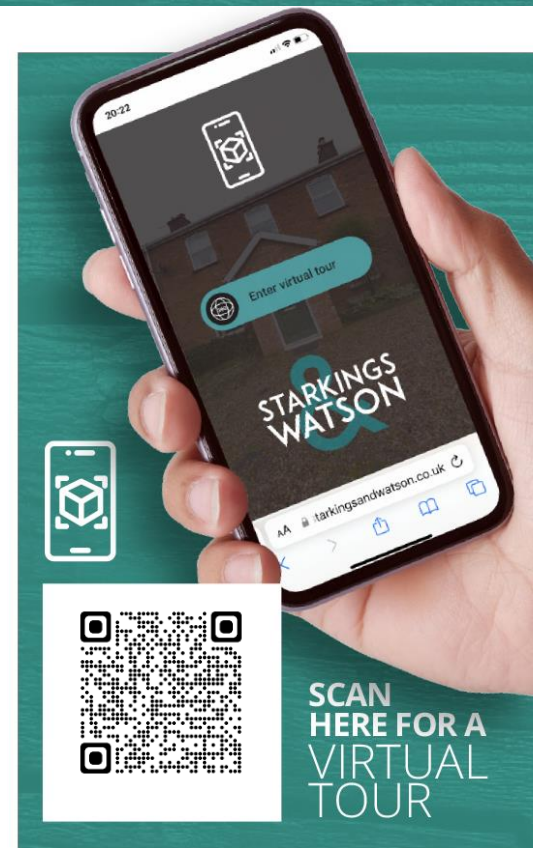
BERRYFIELDS

Brundall, Norwich NR13 5QE

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS
& WATSON**

- Mid-Terrace Home
- Well Presented Throughout
- Close to Amenities & Transport Links
- Non-Overlooked Rear Aspect
- Fitted Kitchen & Conservatory
- Three Bedrooms or Two with Home Office
- Landscaped Gardens
- En-Bloc Garage & Parking

IN SUMMARY

This FAMILY HOME is presented in IMMACULATE ORDER with a NON-OVERLOOKED REAR ASPECT, and a CONSERVATORY which is currently used as a DINING ROOM. Internally you will also find the KITCHEN, entrance porch and SITTING ROOM at ground level - with low maintenance flooring. Upstairs THREE BEDROOMS lead from the landing, of which TWO are DOUBLE and the third makes a PERFECT HOME OFFICE or single bedroom. A FAMILY BATHROOM finishes the accommodation which is WELL PRESENTED. The rear garden offers DECKING and LAWN, with parking to front and an EN BLOC GARAGE. Only a short distance from AMENITIES and SCHOOLING this makes an excellent FIRST TIME BUY or INVESTMENT.

SETTING THE SCENE

The property is approached via a shingle driveway, providing off-road parking with a hard-standing pathway leading to the front door. For accessing the rear garden or garage, there is a side access with shingle underfoot with the garage straight ahead and

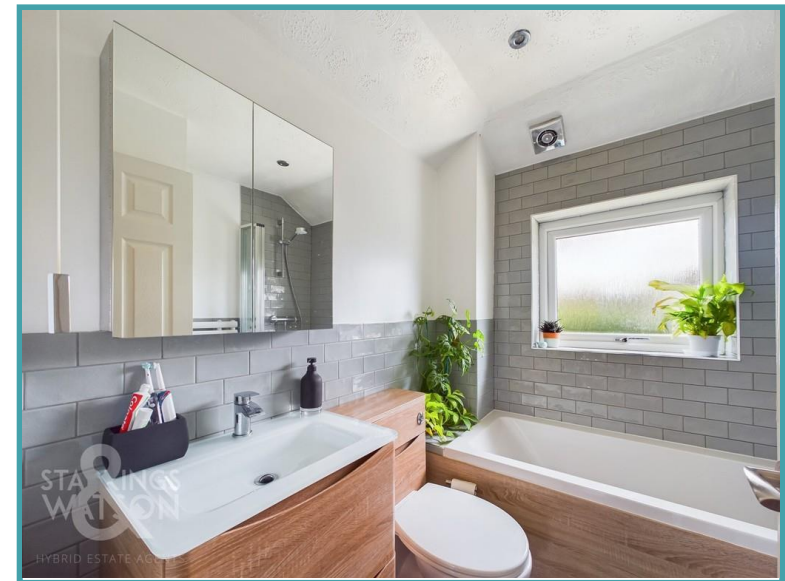
an alleyway to the rear.

THE GRAND TOUR

Stepping inside through the composite entrance door, there is an entrance porch with tile flooring underfoot and a useful built-in storage cupboard. The door straight ahead takes you into the sitting room which has wood effect flooring, a uPVC window to front and stairs leading to the first floor. A door leads into the kitchen where you find cabinets at wall and base level, an opening into the dining area and space for a fridge freezer, cooker and dishwasher. The conservatory has room and plumbing for a washing machine and is currently where the dining table is situated. Upstairs all bedrooms lead from the landing and there is a family bathroom which has been re-fitted and finished with tiled splash backs. The first bedroom on the right hand side has wood effect flooring, facing to front, with plenty of space for built-in or freestanding wardrobes. The main bedroom already has built-in wardrobes with a high level window. The smaller of the bedrooms has scope to be home office space for a single bed if required.

THE GREAT OUTDOORS

The rear garden has an area of patio immediately outside the conservatory which leads to the large garden. The rear boundary sees a gate positioned in between timber panel fencing for access to a rear access, and there is a high-level hedge for privacy. There is ample space for a garden furniture set and a barbecuing area creating the ideal space to relax and entertain.



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



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 5QE

What3Words : ///dabble.flitting.sweeper

VIRTUAL TOUR

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

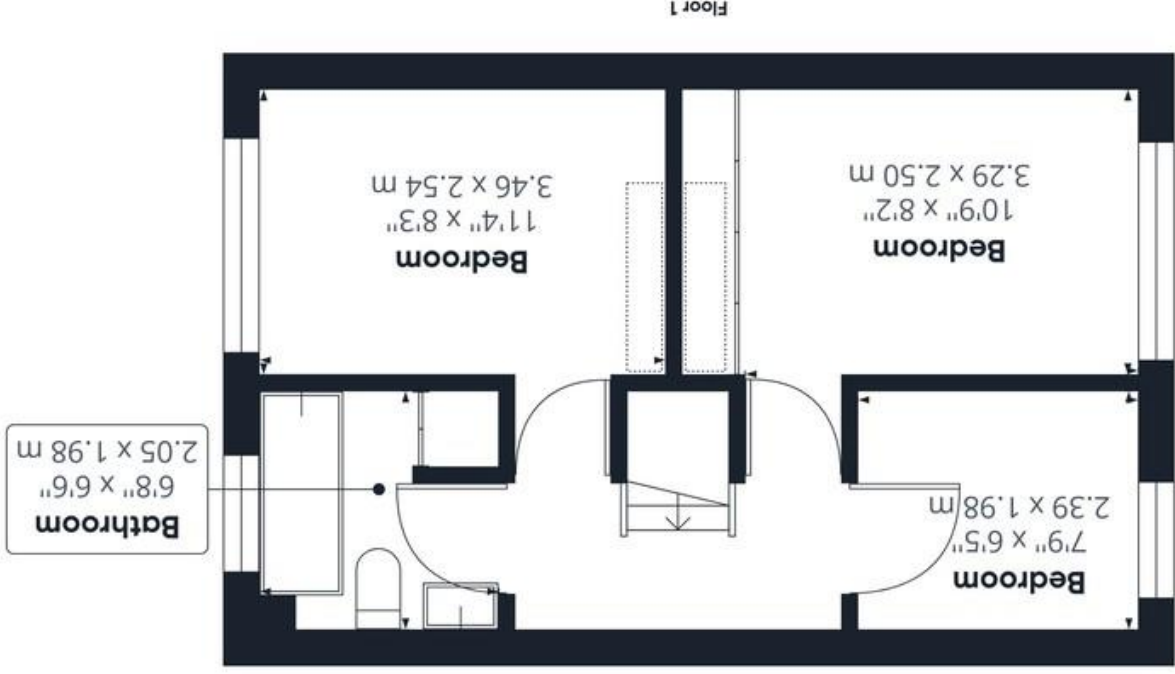
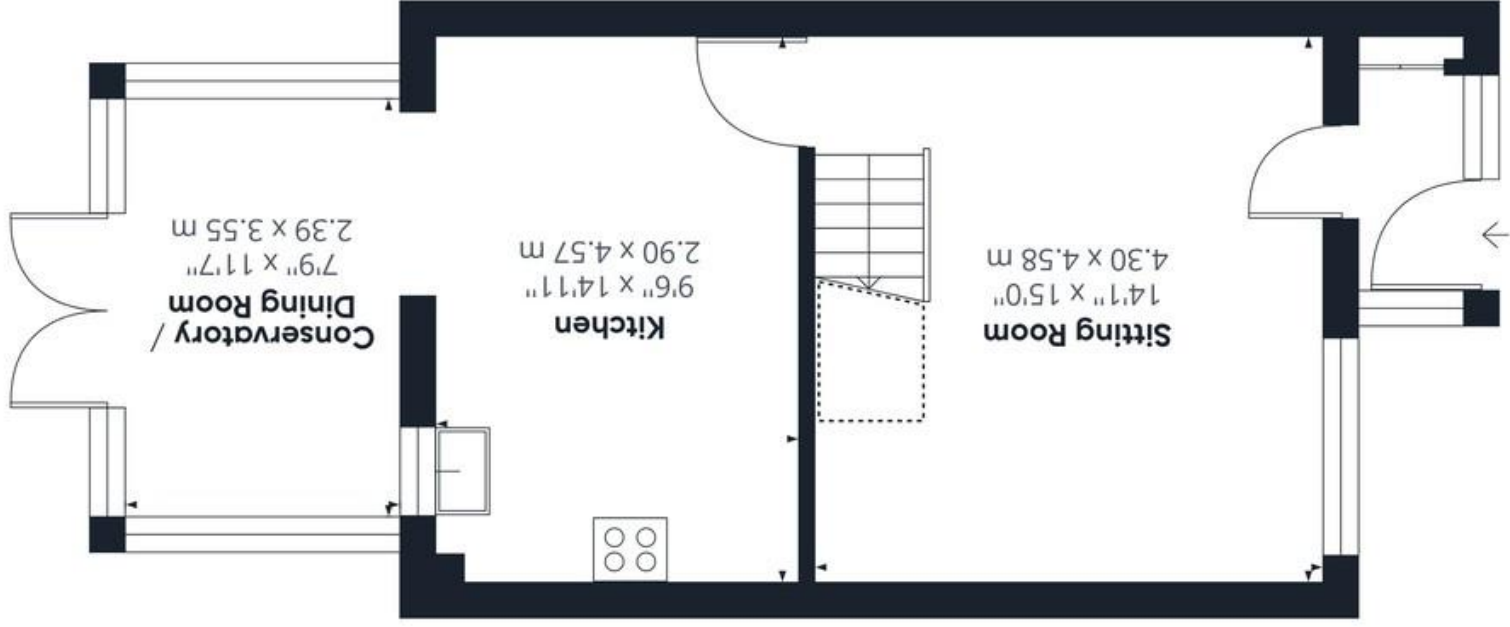
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Price:



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Approximate total area⁽¹⁾

818.38 ft²
76.03 m²

Reduced headroom

17.94 ft²
1.67 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.

HYBRID ESTATE AGENTS

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