

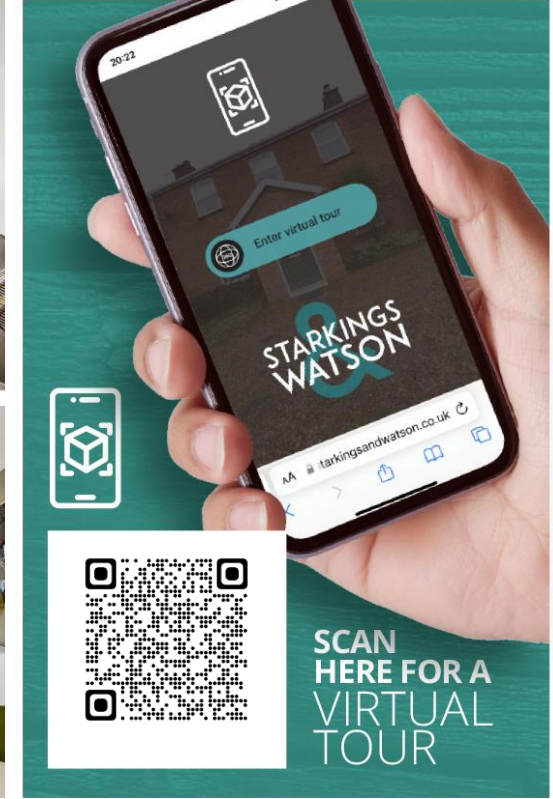
MAURECOURT DRIVE

**Brundall, Norwich NR13 5SE**

Freehold | Energy Efficiency Rating : B

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

**FOR SALE**  
**PROPERTY**



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**STARKINGS & WATSON**

- Semi-Detached Family Home
- Hall Entrance with Cloakroom
- Sitting Room with Built-In Storage
- Open Plan Kitchen/Dining Room
- Three Spacious Bedrooms
- Family Bathroom with Shower
- Enclosed Lawned Garden
- Two Allocated Parking Spaces

LARGER than average with OVER 820 Sq. ft (stms) of accommodation, this semi-detached home offers a SMART and NEUTRAL INTERIOR, whilst benefiting from the south sun. ALLOCATED PARKING for two cars can be found to rear - close by. Built in 2015, the property has been a WELL MAINTAINED and MUCH LOVED FAMILY HOME, enjoying a setting close to the A47, village amenities and GREEN SPACE on the development. With NEUTRAL FLOOR COVERINGS and HARD WEARING WOOD EFFECT coverings to the kitchen, the property is FAMILY FRIENDLY. Internally the hall entrance leads to a cloakroom, sitting room, with the OPEN PLAN KITCHEN/DINING ROOM with space for appliances and FRENCH DOORS to the rear garden beyond. Upstairs, THREE BEDROOMS lead off the landing, with the FAMILY BATHROOM which includes a shower over the bath.

#### SETTING THE SCENE

Occupying a corner plot, with a lawned and planted frontage, brick wall and timber fenced boundaries screen the rear garden. A path leads to the front

door, with the allocated parking to the right of the front door in a communal parking area.

#### THE GRAND TOUR

Heading inside, the hall entrance and stairs are finished with fitted carpet, with a door to the sitting room, and the cloakroom - finished with a modern white two piece suite and tiled splash backs. The sitting room is a great size, with storage under the stairs and a uPVC double glazed window to side. A further door leads into the kitchen/dining room, finished with a modern range of wall and base level units, including an inset gas hob and built-in electric oven, with extractor fan above. There is space for further white goods, along with a dining table. With a uPVC double glazed window to side, French doors lead straight out onto the garden. Heading upstairs, an airing cupboard can be found on the landing, with doors to the three bedrooms and family bathroom. The bedrooms are all finished with carpet and double glazing, whilst the family bathroom is completed with tiled splash backs and a shower over the bath.

#### THE GREAT OUTDOORS

The rear garden is laid to lawn and fully and enclosed with timber panelled and walled boundaries. A patio extends across the rear, with a timber gate to the front. Various planting in raised beds can be found, along with a useful timber built storage shed.



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### 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 5SE

What3Words : ///ditching.grew.guitar

### VIRTUAL TOUR

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

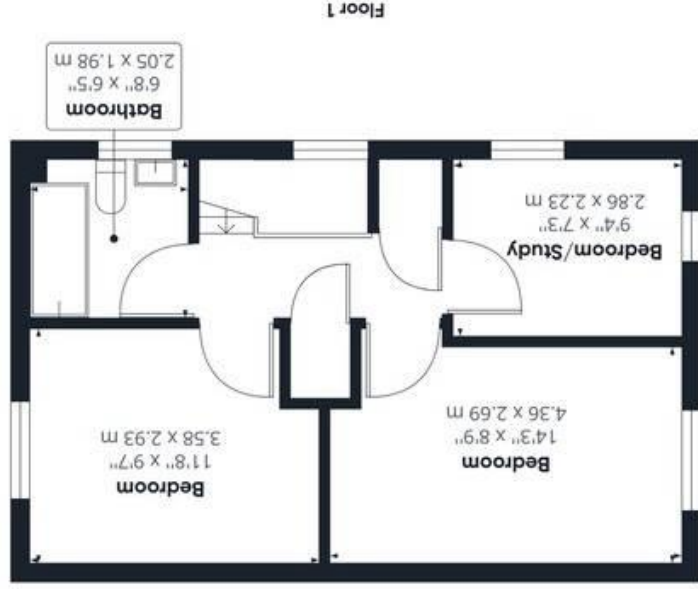
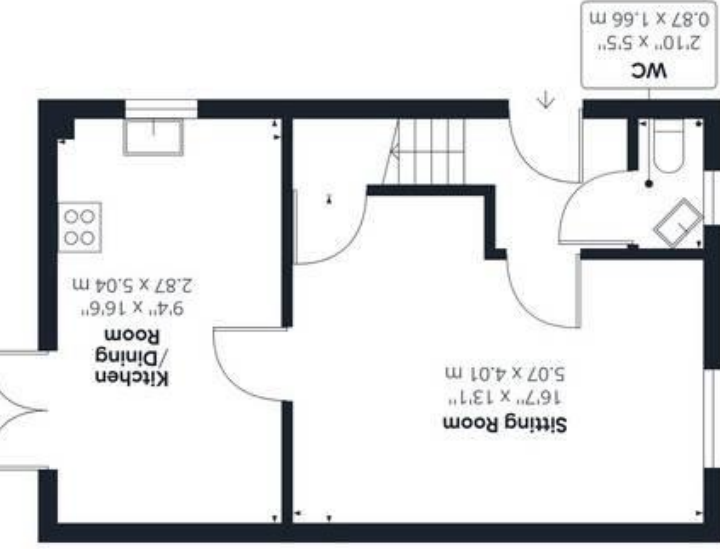
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area<sup>(1)</sup>

821.89 ft<sup>2</sup>  
76.36 m<sup>2</sup>

(1) Excluding balconies and terraces

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.