

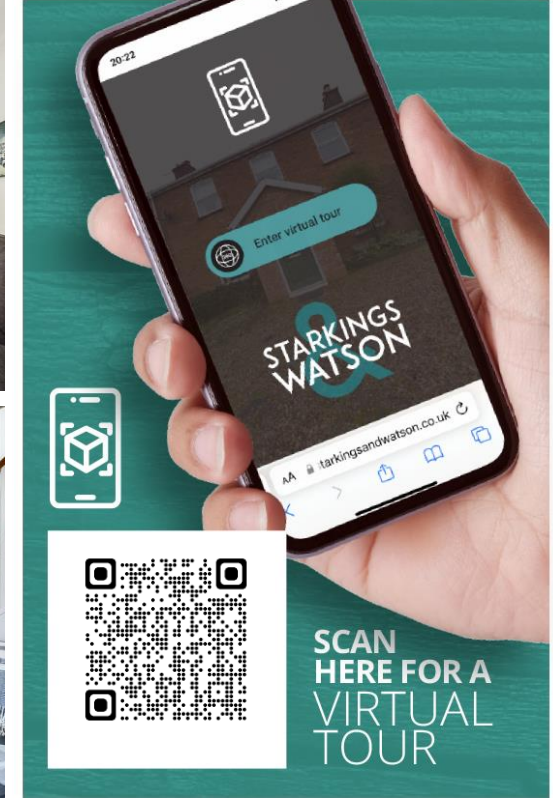
STRUMPSHAW ROAD

Brundall, Norwich NR13 5PA

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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STARKINGS
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- No Chain!
- Modernised Open Plan Interior
- Sizeable Fitted Kitchen
- French Doors to Garden
- Ground Floor Utility/Cloakroom
- Two Double Bedrooms & Family Bathroom
- Private South Facing Gardens
- On Road Parking

IN SUMMARY

NO CHAIN. With a BLEND of CHARACTER FEATURES and CONTEMPORARY LIVING, this end-terrace home has been UPDATED and MODERNISED, incorporating open plan living, PRIVATE SOUTH FACING GARDENS and an unrivalled position within walking distance to local amenities and the RIVER NETWORK. With EXTENSIVE WORKS carried out during our vendors tenure, RE-ROOFING and an EXTENSION have been completed. Internally, a PORCH ENTRANCE leads you into the BAY FRONTED DINING AREA, with a step down to the formal sitting room with FRENCH DOORS to the garden. The KITCHEN is a LONG GALLEY STYLE, again open plan, with AMPLE STORAGE and a STABLE DOOR to the garden. The CLOAK/UTILITY ROOM offers a varied and functional use. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, including the MAGNIFICENT BAY FRONTED main BEDROOM, with a FAMILY BATHROOM serving them both. To the rear, SOUTH FACING and PRIVATE GARDENS can be found, with a TREE LINED rear ASPECT.

SETTING THE SCENE

Fronting the sought after Strumpshaw Road, the property is set behind a low level wall with low maintenance shingled gardens to front and side. On road parking can be found front, with a pathway leading to the main entrance, and a gate to the rear garden.

THE GRAND TOUR

Once inside, a porch entrance with an attractive tiled effect vinyl flooring greets you, with a door opening to the formal dining room. With a character feel, the stairs lead up in front of you, whilst your eye is drawn to the open plan sitting room and the French doors into the garden. Wood effect flooring runs through the dining room, with a feature fire place and walk-in bay window to front. High ceilings and a bright décor add to the ambiance, whilst the sitting room is finished in a similar style, with space for a wall mounted television. The kitchen is also open plan, with a high ceiling and velux windows adding great natural light. A range of base level units can be found to both sides, with the walls left clear to ensure the room feels spacious. There is space for white goods, whilst the gas hob and electric oven are integrated. A stable door leads to the garden, and a door takes you to the utility/cloakroom, with a two piece suite and space for laundry appliances. Heading upstairs, the landing is carpeted, with painted balustrades and exposed wood hand rails. Doors lead to two double bedrooms, including the main bedroom with a matching walk-in bay window to front. The family bathroom is finished with a modern white suite and a



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striking décor, with a shower over the bath and storage under the sink.

THE GREAT OUTDOORS

Heading outside, a timber decked seating area can be found from the sitting room French doors - the perfect place to enjoy the south sun. Steps lead down to the main lawned expanse, and a further patio seating area. Enclosed with brick walls and a side gate, various planted borders can be found, whilst a fantastic tree lined rear aspect can be enjoyed.

OUT & ABOUT

The property is situated within the Broadland Village of Brundall. Located East of the City, excellent transport links via Road and Rail can be enjoyed. The Village itself has an abundance of amenities including Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is located close to the A47, but within a short walk of the local Co-op food store.

FIND US

Postcode : NR13 5PA

What3Words : ///bleaker.baffle.decorated

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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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.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 789.22 ft²
 73.32 m²



Floor 1



Ground Floor

