

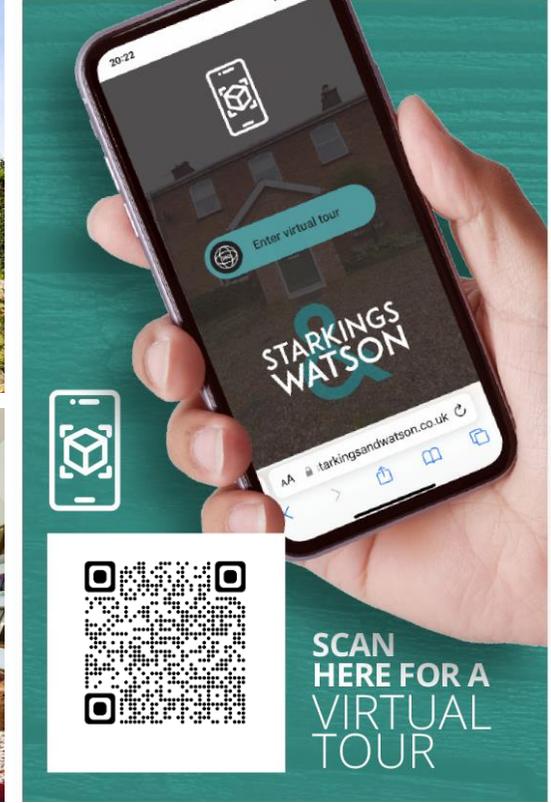
HIGHFIELD AVENUE

**Brundall, Norwich NR13 5NT**

Freehold | Energy Efficiency Rating : TBC

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

**FOR SALE**  
PROPERTY



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- Extended Mid-Terrace Home
- Hall Entrance with Storage
- L-Shaped Sitting Room with Study Space
- Open Plan Kitchen/Dining Room
- Utility Room & Cloakroom
- Two Double Bedrooms
- Family Bathroom with Shower
- Long 127ft Landscaped Garden (stms)

### IN SUMMARY

This RARE OPPORTUNITY to purchase an EXTENDED MID-TERRACE HOME on one of BRUNDALL'S MOST SOUGHT AFTER ROADS is one not to be missed! With SUBSTANTIAL 127ft GARDENS (stms) to the rear, and a KITCHEN EXTENSION which sits under a VAULTED CEILING, this warm and INVITING home is perfectly positioned, with AMENITIES and TRANSPORT LINKS close by. There is AMPLE PARKING to front, whilst the HALL ENTRANCE offers storage, leading to the L-SHAPE SITTING ROOM and study space, with the KITCHEN/DINING ROOM beyond, along with a utility room and cloakroom. Upstairs, TWO BEDROOMS lead off the landing, with a GOOD SIZED FAMILY BATHROOM including a SHOWER and bath. Having been WELL MAINTAINED, a new CENTRAL HEATING BOILER was installed in 2023, whilst modern uPVC double glazing is in place. Back to the GARDEN, some 127ft (stms) of lawn, paving and working spaces can be found.

### SETTING THE SCENE

A beautiful frontage which in the summer months is awash with colour greets you as you turn into the drive. Planted borders and mature hedging encloses the shingle driveway, with ample parking and turning. A step leads to the arched entrance porch and front door.

### THE GRAND TOUR

The double glazed entrance door leads into the hall entrance, a carpeted space with a range of built-in cupboards and the stairs to the first floor. A door takes you into the fantastic sized L-shaped sitting room which is centres on the feature open fire place, whilst offering ample space for a study area and soft furnishings. The kitchen leads off, a mainly square room with a vaulted ceiling and spot lights above. Designed to be clutter free and open, a full run of wall and base level units can be found to one side, including a recessed sink, inset gas hob and built-in eye level electric double oven. Tiled effect flooring runs under foot, with space for a table or island, and French doors onto the garden. The utility room leads off to the right, a functional space with room for white goods and a built-in airing cupboard. A useful cloakroom with bespoke storage can also be found. Heading upstairs, the landing leads to the two bedrooms, both with storage, and one offering views down the garden. The family bathroom offers a four piece suite which includes a shower and bath.



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### THE GREAT OUTDOORS

The rear garden extends to some 127ft (stms), with various sections which have been created and matured over the years. From the kitchen French doors, a patio curves around, with a side gate, fenced borders and mature hedging. A planted border and path lead you onto the lawned garden, with a secret hidden seating area. A further paved seating area can be found, surrounded by mature planting, along with various sheds, including a 16x10 shed with power. Pebbled featured, a shingle path, and further secret seating areas can be enjoyed, until you reach the working garden with raised beds at the far end.

### 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 5NT

What3Words : ///scores.pockets.birthdays

### VIRTUAL TOUR

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

### AGENTS NOTES

Access via the neighbouring property can be used for maintenance, deliveries and refuse collections. It is believed that planning permission has been applied for to build Executive Houses in the field at the rear of the garden. It is recommended that further enquires are made regarding this matter.

**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<sup>(1)</sup>**

874.56 ft<sup>2</sup>

81.25 m<sup>2</sup>

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