

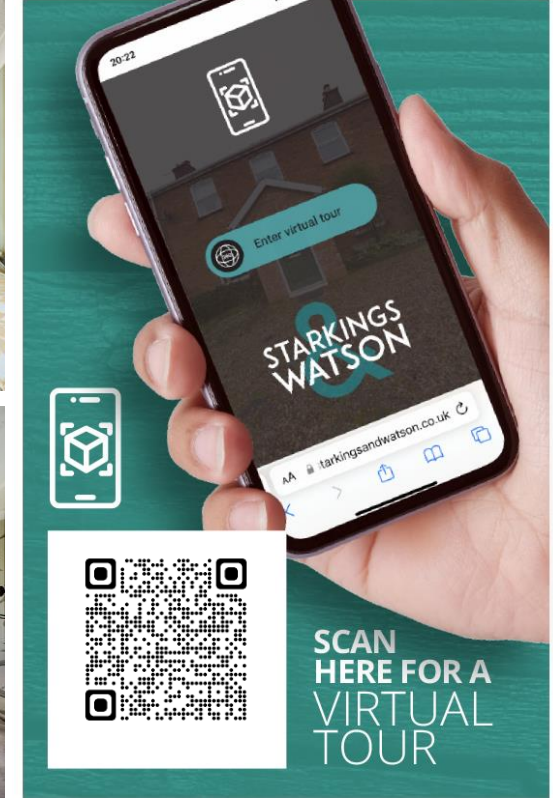
BERRYFIELDS

Brundall, Norwich NR13 5QQ

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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STARKINGS
WATSON

- No Chain!
- Detached Family Home
- Potential to Update & Modernise
- Open Plan Living
- Kitchen with Garden Access
- Three Bedrooms
- Spacious Family Bathroom
- Private Enclosed Gardens

IN SUMMARY

NO CHAIN. Offering POTENTIAL to UPDATE and MODERNISE, this DETACHED FAMILY HOME occupies a position to the front of the development, with ample OFF ROAD PARKING and an integral GARAGE. Gardens sweep around the front, side and rear, with HUGE POTENTIAL to open up the space, capitalising on the SECLUSION the GARDEN offers. The accommodation is open plan internally, and includes a PORCH ENTRANCE, sitting room, dining room and KITCHEN to the ground floor. The INTEGRAL GARAGE offers CONVERSION POTENTIAL (stp). Upstairs, THREE BEDROOMS and the spacious FAMILY BATHROOM with STORAGE all lead off the landing.

SETTING THE SCENE

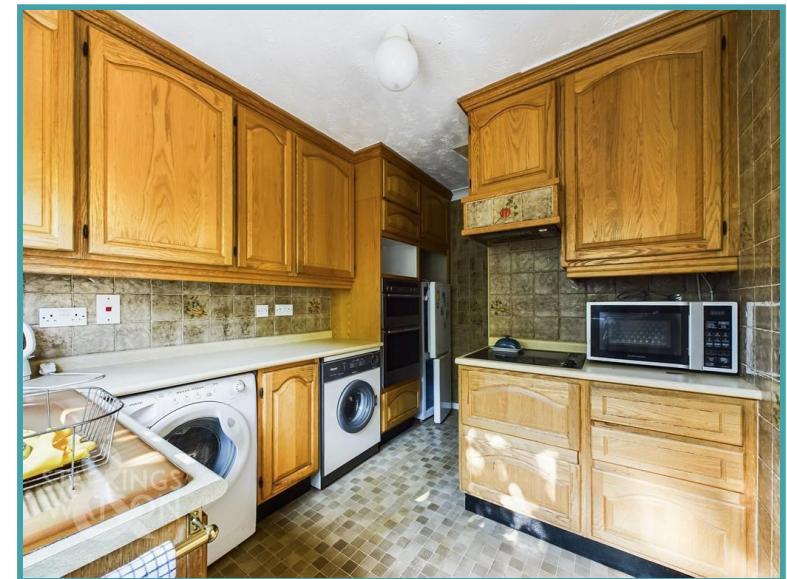
Mature hedging and shrubbery encloses the lawned frontage, with a shingled driveway leading to the main entrance and integral garage. Access leads around to the side and rear of the property, with potential to further landscape the space.

THE GRAND TOUR

Heading inside, the hall entrance offers a carpeted space where you can hang and store coats and shoes, with a door leading straight into the sitting room. With a feature brick built fire place with a tiled hearth, the sitting room is finished with carpet and offers a uPVC double glazed window to front. Stairs lead up to the first floor, with an opening straight into the dining room, which enjoys a window to rear. An opening heads into the next door kitchen, where a functional range of wall and base level units can be found. Offering potential to modernise, this usable space offers integrated cooking appliances, and space for general white goods. Storage can be found under the stairs, with a window and door leading onto the rear garden. Heading upstairs, the three carpeted bedrooms lead straight off the landing, with built in bedroom furniture in two of the bedrooms. The family bathroom is a great size, and includes a built-in airing cupboard. The three piece suite includes a shower over the bath, built-in storage under the sink and a heated towel rail.

THE GREAT OUTDOORS

The rear garden offers a secluded space with a wealth of mature planting. Offering potential to tame the space, various seating areas can be found, with a lawned area and enclosed boundaries. The integral garage offers an up and over door to front, power and lighting.



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OUT AND 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 5QQ

What3Words : ///chained.aliens.sparks

VIRTUAL TOUR

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

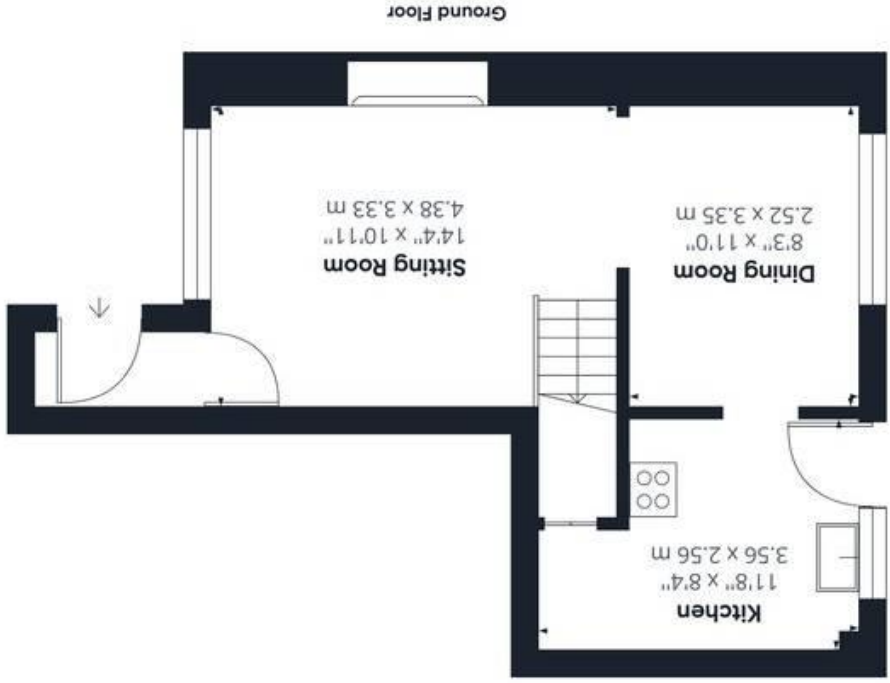
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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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⁽¹⁾

799.76 ft²

74.30 m²