

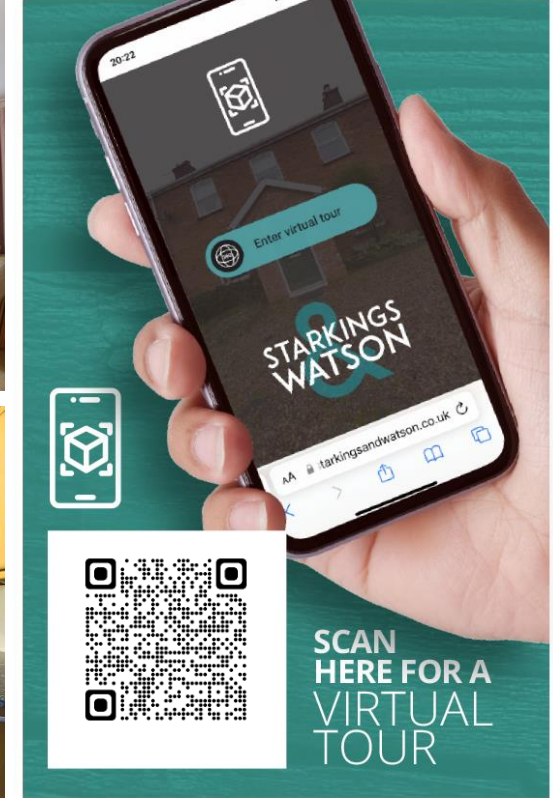
BERRYFIELDS

Brundall, Norwich NR13 5QE

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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- Tucked Away Cul-De-Sac Setting
- Detached Family Home
- Two Reception Rooms
- Conservatory
- Kitchen with Granite Surfaces
- Four Bedrooms
- Re-fitted Family Bathroom
- South Facing Gardens

IN SUMMARY

Having been WELL MAINTAINED this DETACHED FAMILY HOME is tucked away at the front of the DEVELOPMENT, remaining close to LOCAL AMENITIES and SCHOOLING, along with QUICK ACCESS to the A47. Various UPGRADES have been COMPLETED internally, along with NEW GUTTERING and BARGE BOARDS outside. The accommodation offers an OPEN PLAN FEEL, with the hall entrance leading to the W.C and KITCHEN with GRANITE SURFACES. The LIVING SPACES including space to sit, dine and entertain, with a 12' CONSERVATORY extending the space into the GARDEN. Upstairs, FOUR BEDROOMS lead off the landing, along with a FAMILY BATHROOM with SHOWER. To the outside, the SOUTH FACING GARDEN is WALLED and boasts an OPEN REAR ASPECT with LAWN and PATIO. Ample parking can be found to FRONT and side, along with a GARAGE to the side.

SETTING THE SCENE

Tucked away on a private driveway serving only two properties, a tarmac driveway provides parking and

turning space, with a low maintenance shingled area offering further parking. Access leads to the garage and gated rear garden.

THE GRAND TOUR

Inside, the hall entrance offers an easy to maintain meet and greet space, with wood flooring running under foot, with stairs to the first floor landing. The kitchen is opposite, with an opening from the hall, with tiled flooring under foot, a range of storage, and granite work surfaces. The Range cooker sits in the middle of the room, with tiled splash backs and an extractor fan, with further space for a fridge freezer, washing machine and dishwasher. The dining room is adjacent, and offers ample space for a family sized table, with an opening to the sitting room, allowing a fantastic open plan family flow. A range of storage is built-in for media devices, allowing for an open feel, with a door leading back into the hall entrance. Double doors open to the conservatory, extending the living space and creating a versatile room which has been used as a play room recently. With windows to all sides, French doors lead out onto the garden. Upstairs, the four bedroom lead off the landing, starting with a bay fronted window to one side, the main double bedroom with a south facing aspect, and two front facing bedrooms, one which has been used as a study with built-in bedroom furniture. The family bathroom is immaculate in its presentation, with eye catching tiled splash backs and a shower over the bath.



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THE GREAT OUTDOORS

The landscaped south facing rear garden offers an area of grass and patio, enclosed with brick walling and a gated access to front. A useful storage shed sits behind the garage and benefits from an electric supply, with access to the adjacent garage. The garage offers an electric roller door to front, power and lighting.

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 5QE

What3Words : ///spend.scored.metals

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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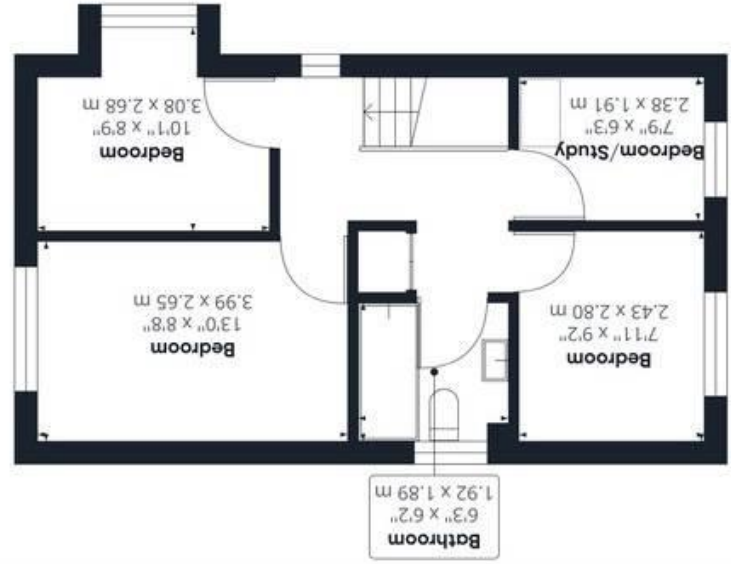
GIRAFFE 360
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(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1008.61 ft²
 93.70 m²



Floor 1



Ground Floor

