

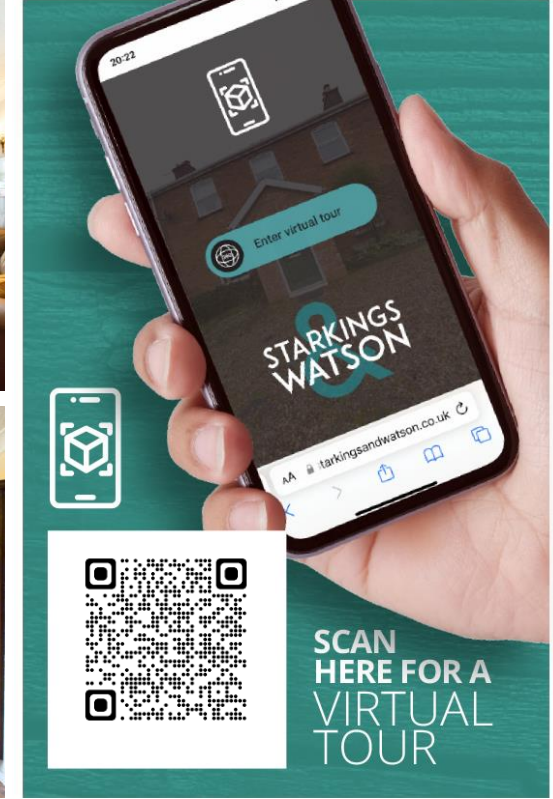
HIGHFIELD AVENUE

Brundall, Norwich NR13 5NT

Freehold | Energy Efficiency Rating : TBC

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- Large Detached Family Home
- Sought After Road in Brundall
- Open Plan Living
- Three Reception Spaces
- Four Double Bedrooms
- Potential to Extend (stp)
- Large Gardens with Lawn & Patio
- Tandem Garage & Car Port

IN SUMMARY

Situated on one the MOST SOUGHT AFTER ROADS in BRUNDALL, this detached family home occupies a 0.20 ACRE PLOT (stms), with accommodation extending to over 1450 Sq. ft (stms). With a WHOLE RANGE of AMENITIES within close proximity, the property is ELEGANTLY set back from the road with a GATED DRIVEWAY, car port and GARAGE. An ENTERTAINERS DREAM, the porch and HALL ENTRANCE WELCOME YOU with LARGE ROOMS, leading to a 19' SITTING ROOM, 11' dining area, 12' OPEN PLAN KITCHEN and a separate garden room. A SHOWER ROOM and UTILITY ROOM lead off the hall also. Upstairs, FOUR ADAPTABLE BEDROOMS lead off the landing, with BUILT-IN WARDROBES to them all, and a family bathroom with ROOM for a SHOWER. With EVEN FURTHER POTENTIAL to EXTEND (stp), this is a real LONG TERM FAMILY HOME. Heading outside, the GARDENS are BRIMMING with PLANTINGS, CULTIVATED over the years - ENJOYING a PRIVATE OUTLOOK.

SETTING THE SCENE

Set back form the road with timber post and rail fencing to front, a shingle driveway sweeps in with double gates opening to the main driveway and turning space. A wide variety of mature planting and shrubbery can be found to front along with a feature tree. Wrought iron gates lead to the car port and side parking area, whilst a storm porch

leads to the main entrance door. Highfield Avenue is a popular residential setting within the village of Brundall, located close to local amenities and schooling, whilst the property is set back from the road allowing good seclusion and privacy.

THE GRAND TOUR

Heading inside, a porch and hall entrance are open plan to one another, with wood block flooring underfoot and stairs to the first floor landing. A built-in storage cupboard can be found under the stairs whilst there is ample space for coat and shoe storage. The main living space leads off to the left hand side of the hallway whilst a useful shower room can be found on the right hand side - with a three piece suite and half tiled walls. The sitting room is a dual aspect bay fronted room with a brick built open fireplace, tiled hearth and fitted carpet. This well-proportioned room flows seamlessly into the adjacent dining room with double doors allowing for open entertaining with a further garden room beyond. The total living space extends to in excess of 35ft in length, with potential for separation of the rooms, or as previously mentioned a long open plan living space. French doors lead from the garden room onto the rear patio area, whilst the dining room is open plan to the adjacent kitchen/breakfast room with a further door back into the entrance hall for easy access. The kitchen is fully fitted with a range of wall and base level units and inset appliances including an eye level electric double oven and gas hob. Following the theme of the rest of the property, natural light floods in to the hugely versatile rooms. Heading back into the entrance hall next door to the kitchen a useful utility room can be found with further storage, work surfaces and space for laundry appliances. Heading upstairs the landing includes further storage and doors to all four double bedrooms. All of the bedrooms include uPVC double glazed windows and a range of built-in storage. The main bedroom is located to the front of the bedroom and given its size would be ideal for the



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addition of an en-suite if required. The family bathroom also leads off the landing with a four piece suite installed, and huge potential to include a separate shower cubicle if required. At present tiled splash-backs can be found in the room with a shower over the bath and a glazed shower screen.

THE GREAT OUTDOORS

The outside is a real find given its size and seclusion the garden offers. Wrapping around the property an area of shingle can be found which is an ideal driveway space leading to the garage and carport. A low level wall separates the patio seating area and gardens where a variety of planting and shrubbery can be found. The garden opens up beyond the garage to an area of lawn, where mature planting and timber panelled fencing can be found to both boundaries. A timber summer house offers an extension to the living space during the summer months with the garden continuing into a working garden and further planting beyond. The garage is finished with an up and over door to front, stable door to side, storage above, power and lighting.

OUT & ABOUT

The property is situated at the centre of 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 the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

FIND US

Postcode : NR13 5NT

What3Words : ///episodes.friday.emeralds

VIRTUAL TOUR

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

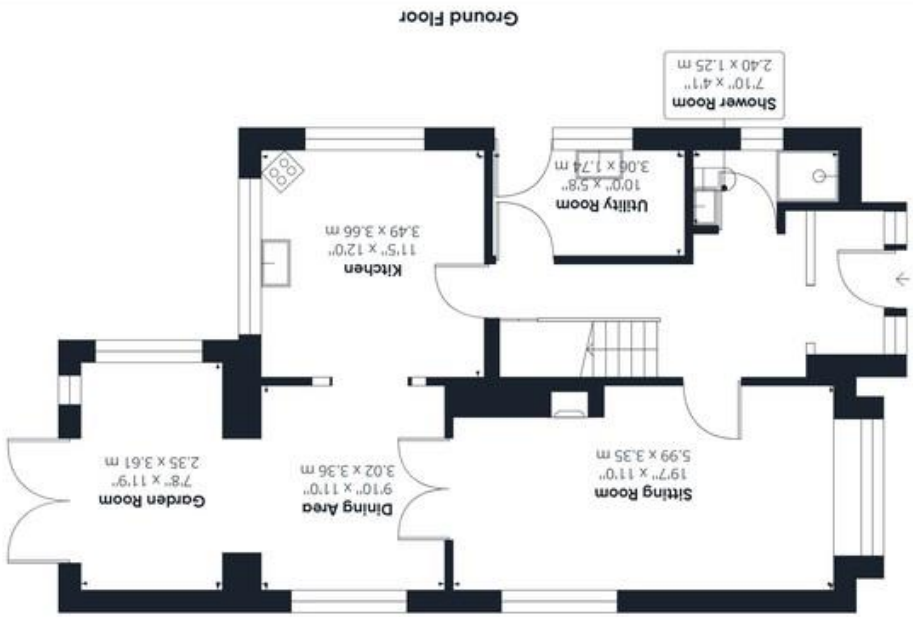
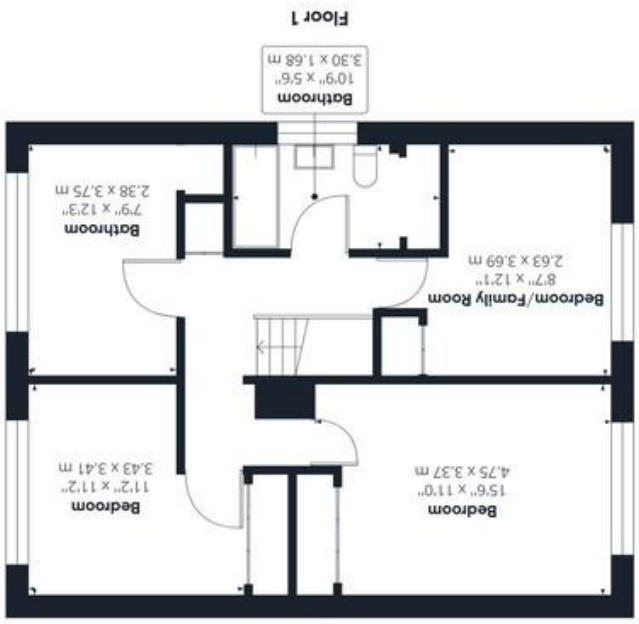
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Price:



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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⁾
 1458.90 ft²
 135.54 m²