

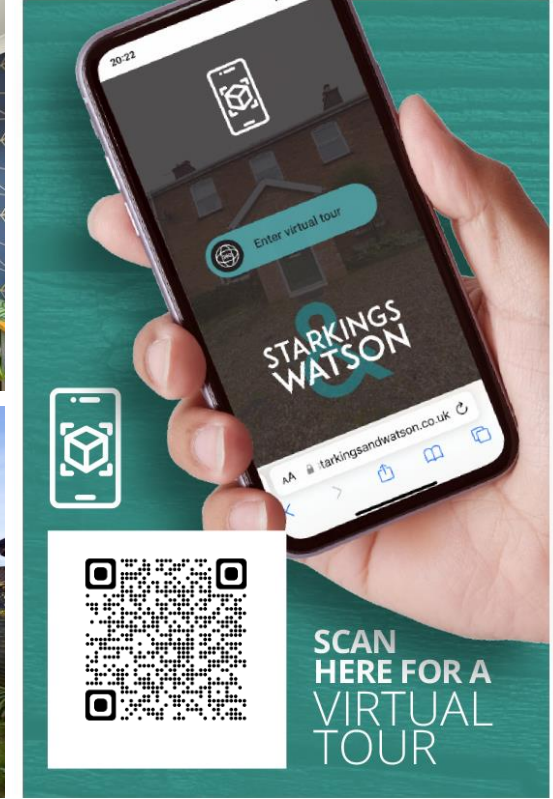
FOSTER CLOSE

**Brundall, Norwich NR13 5QU**

Leasehold | Energy Efficiency Rating : C

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

**FOR SALE**  
**PROPERTY**



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS**  
**WATSON**



- Modernised Home in Quiet Setting
- Cul-De-Sac Position with Parking
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Integral Garage with Utility Space
- New Boiler 2023 & Refitted Bathroom
- South West Facing Gardens
- Freehold Purchase in Progress

#### IN SUMMARY

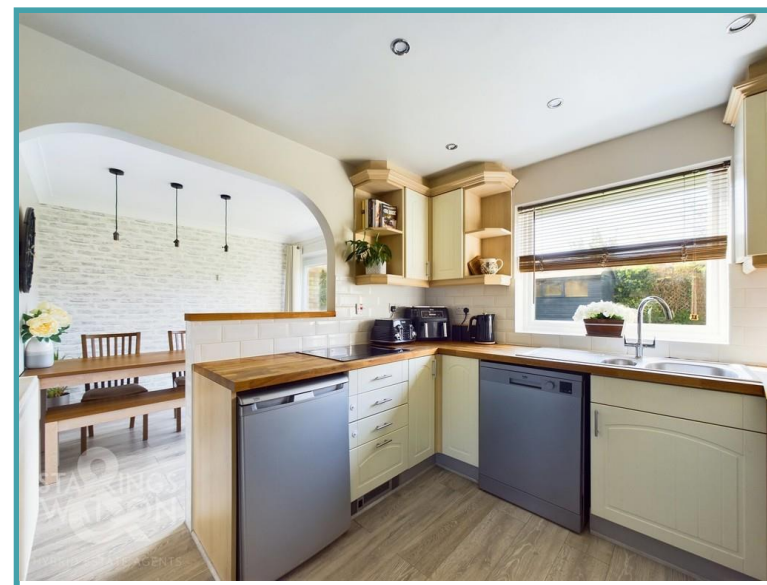
This MODERNISED family home enjoys a QUIET CUL-DE-SAC SETTING and SOUTH WEST FACING GARDENS. Located PERFECTLY for the VILLAGE SCHOOLS, amenities and TRANSPORT LINKS, you will find a SMART and CONTEMPORARY INTERNAL DECOR, with a RE-FITTED FAMILY BATHROOM. With the INTEGRAL GARAGE, over 960 Sq. ft (stms) of accommodation can be found, with the layout including a spacious hall entrance, 13' SITTING ROOM with a FEATURE FIRE PLACE, and the OPEN PLAN KITCHEN and DINING ROOM. With WINDOWS and a DOOR to the GARDEN, the kitchen runs across the width of the property, with a door to the rear lobby and GARAGE/UTILITY SPACE. Clear POTENTIAL EXISTS to convert the garage, where a SHOWER ROOM can also be found. Upstairs, THREE BEDROOMS lead off the landing - ALL with BUILT-IN WARDROBES, and the re-fitted FAMILY BATHROOM with CONTRASTING TILED SPLASH BACKS. The NEW BOILER was fitted in October 2023. The REAR GARDEN is enclosed and finished in a family friendly style, including LAWN and DECKING.

#### SETTING THE SCENE

Situated on a quiet cul-de-sac setting, low level hedging encloses the front driveway, which is laid to shingle with access to the main property and integral garage. There is ample parking to front with a variety of planting, with a pleasant non-overlooked open front aspect.

#### THE GRAND TOUR

Stepping inside the new composite front door, an easy to maintain hall entrance with wood effect flooring can be found, with stairs rising to the first floor. Attractive replacement solid wood internal doors add to the contemporary look, with a clean white modern décor throughout. Doors lead off to the sitting room, with a feature fireplace and continued wood effect flooring underfoot. With smooth plastered ceilings and uPVC double glazed window to front, this spacious room is the perfect place to relax and unwind. The kitchen/dining room runs across the width of the property, in an open plan design, but with enough separation to ensure there is great work surface space to the kitchen area. The kitchen includes a fitted range of wall and base level units, with an inset stainless steel sink and drainer unit, inset electric ceramic hob and built-in electric double oven. Space is provided for a dishwasher and fridge, whilst a useful cupboard can be found under the stairs. A door leads off to a rear lobby which in turn takes you to the integral garage which offers an extension to the kitchen area with space provided for laundry appliances and storage shelving. The garage offers double doors to front, power and lighting. A useful shower room also leads off the garage, which provides potential for further remodelling depending on a new purchasers requirements. Back from the hall entrance the stairs leads up to the first floor landing which is fully carpeted and offers a uPVC double glazed window to side. Straight ahead is the modernised family bathroom, with attractive tiled splash-backs and a shower over the bath. The bathroom also



To arrange an accompanied viewing please call our  
Brundall Office on **01603 336556**



includes recessed spotlighting to the ceiling and uPVC obscure double glazed window to rear. The three bedrooms lead off the landing, all of which are finished with fitted carpet and built-in storage cupboards. Each bedroom boasts an attractive décor, whilst being finished with smooth plastered ceilings.

#### THE GREAT OUTDOORS

Heading out from the dining room, the rear garden boasts a south westerly facing aspect, with a landscaped exterior which includes a central lawn and raised timber decked seating area which runs across the width of the property. Enclosed with timber panelled fencing and a variety of mature planting, borders are planted to all sides, with a timber storage shed to the far corner and access to the rear lobby and garage to the opposite side.

#### OUT & 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 5QU

What3Words : ///digestion.working.tickles

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is offered on a long leasehold basis. Length of Lease Remaining : 938 years

Current Green Space Service Charge : £30 PA

Ground Rent : £1 PA

Buyers should note that the purchase of the freehold of the property is currently in progress, please ask Agent for further details.

**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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

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>

961.16 ft<sup>2</sup>

89.30 m<sup>2</sup>



Floor 1



Ground Floor

