

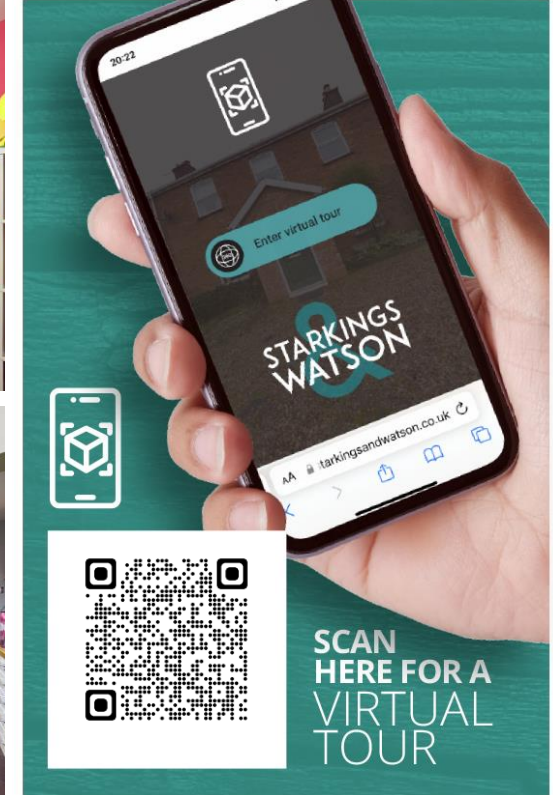
# THE COIGNCROFT

## Brundall, Norwich NR13 5NX

Freehold | Energy Efficiency Rating : TBC

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

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- Extended Link-Detached Home
- Porch & Hall Entrance with W.C
- Spacious Sitting Room
- L-Shaped Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom with Shower
- Garage & Parking
- Easy to Maintain Enclosed Garden

#### IN SUMMARY

**VENDORS FOUND!** Having been EXTENDED and MODERNISED, this link-detached home offers a NEW PURCHASER the chance to put their FINISHING TOUCHES to the 1200+Sq. ft (stms) of accommodation, which has been designed with OPEN PLAN and FAMILY FRIENDLY LIVING in mind. When being designed, thought has been paid to the requirements of modern living, including a USEFUL and SPACIOUS PORCH and HALL ENTRANCE with space for the family's coats and shoes, with a W.C close to the living space which includes an L-SHAPED SITTING/FAMILY ROOM which is ideal for a study or play space, with a further L-SHAPED KITCHEN/DINING ROOM wrapping around the rear and sitting under a VAULTED CEILING with VELUX WINDOWS for excellent natural light, whilst a UTILITY ROOM offers a laundry space - with all the rooms OPEN PLAN and able to be separated. Upstairs, FOUR BEDROOMS lead off landing, with a family bathroom including a shower. The GARDENS are PRIVATE, enclosed and LOW MAINTENANCE, with access to the GARAGE.

#### SETTING THE SCENE

A lawned front garden and patio lead to the property, with parking to front, low level hedging to one side, and

access to the garage. There is potential to further plant the frontage or create more parking. The property is located towards the end of a cul-de-sac, for a quiet setting.

#### THE GRAND TOUR

Heading inside, the first of the extensions can be appreciated, with the addition of a porch allowing a welcoming meet and greet space. With easy to maintain tiled flooring under foot, there is space for coats and shoes, whilst a Velux window ensures excellent natural light. The porch opens to the entrance hall with the stairs to the first floor landing, and a further inner hall beyond. A door leads to the ground floor W.C, a useful room for visitors, and finished with an eye catching tiled splash back. The inner hall leads to both the sitting room and kitchen, whilst being finished with a versatile flooring and offering further coat and shoe storage. The sitting room is L-shaped, and currently offers a seating and family play space, with wood flooring, and twin uPVC double glazed windows to front. Whether used as one open plan room, split into two, or opened into the kitchen with a large open space, there is certainly a wealth of options and room for the family. Double doors lead to the kitchen, which is also L-shaped and wrapping around the sitting room. Set under a vaulted ceiling with Velux windows, excellent natural light can be enjoyed once again, with an array of storage cupboards to two walls, and space for a Range style cooker. Solid woodwork surfaces and a butler sink create a country style feel, whilst there is room for white goods and a sizeable dining room table. A door leads back to the inner hall, with a door opposite to the gardens. The utility room is an extension to the kitchen space, with room for laundry appliances, and shelving. Upstairs, the



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carpeted landing leads to the four bedrooms, two facing to front and two to rear. The property was once used as a three bedroom, demonstrating the flexibility you find within. The family bathroom sits in the middle, with a three piece suite, concealed toilet, tiled flooring and splash backs, and a shower over the bath.

#### THE GREAT OUTDOORS

This much loved family garden offers a private aspect, and having undergone significant landscaping, this split level space includes a low maintenance finish. With artificial lawn, a brick weave patio, and steps rising to the top garden with timber sleepers, the property is bordered with fencing and hedging. With minor adjustments the garden could suit a professional couple, with a covered seating area installed. A further brick weave section of the garden sits to the side of the garden and behind the garage, once again offering potential.

#### 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 5NX

What3Words : ///startles.sundial.november

#### 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<sup>(1)</sup>  
 1217.29 ft<sup>2</sup>  
 113.09 m<sup>2</sup>

