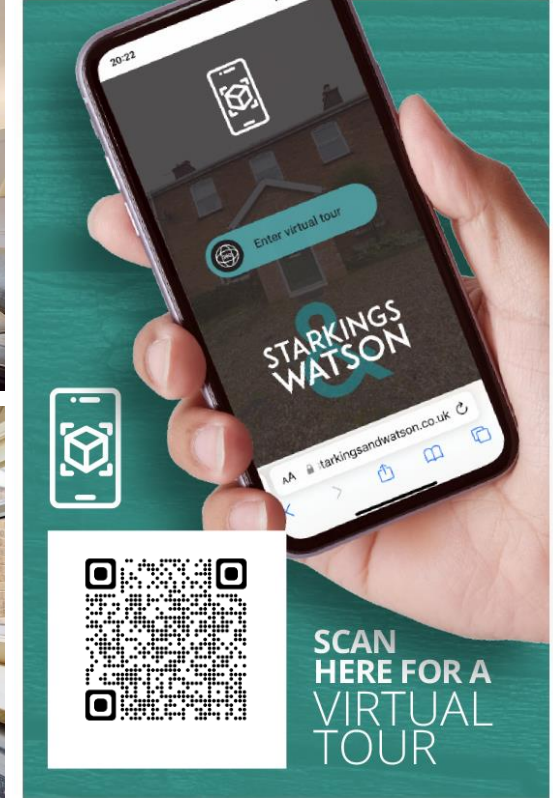


ST. LAURENCE AVENUE Brundall, Norwich NR13 5QN

Freehold | Energy Efficiency Rating : D

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!
- Extended Detached Bungalow
- Two Open Plan Reception Rooms
- Kitchen with Cooking Appliances
- Two Double Bedrooms
- Separate W.C & Bathroom
- Enclosed Gardens
- Garage & Driveway

IN SUMMARY

NO CHAIN. Hidden at the end of a CUL-DE-SAC, this unassuming DETACHED BUNGALOW hides within close to 730 Sq. ft (stms) of accommodation, with a GARAGE and PARKING to front. The internal accommodation has been extended to include a DINING HALL as the entrance, with the OPEN PLAN SITTING ROOM with a high level window to side. A door leads to the inner hall, and to the FITTED KITCHEN - complete with INTEGRATED COOKING APPLIANCES, space for white goods and a door to front. The inner hall leads to TWO DOUBLE BEDROOMS - one with a built-in wardrobe, and the separate CLOAKROOM and FAMILY BATHROOM - perfect to combine into one. Various NEW FLOOR COVERINGS and a FULL RE-WIRE HAS BEEN COMPLETED internally. With LOCAL AMENITIES and EXCELLENT TRANSPORT LINKS all within walking distance, the property is presented in MOVE-IN CONDITION, but is ready for a new buyer to UPDATE and PERSONALISE. To the outside, the GARDEN offers a mixture of shingle and PLANTING.

SETTING THE SCENE

With a lawned frontage, the property is unassuming from the front, with the garage standing proud, with parking in front. Hedging can be found to one side, with various planting. Gated access leads to either side of the bungalow, with a pathway leading to the front door.

THE GRAND TOUR

Extended to the front, a dining hall greets you upon entry, with two windows to front and high level window to side for natural light. An opening takes you to the main sitting room, with a further window to side, and ample space for soft furnishings. Fitted carpet runs through the entire space. A door leads to the inner hall, with a folding door taking you to the kitchen. With an older style but perfectly functional range of units, the cooker and hob are built-in, with space for a fridge and washing machine. A door leads to front, where a gate takes you to the rear garden. Back to the inner hall, the W.C and family bathroom are separate, but adjacent with potential to create one room. The W.C offers a low level W.C and window to side, with the family bathroom fitted with the pedestal hand wash basin and panelled bath-storage can be found in the airing cupboard. Two double bedrooms lead off the hall, both facing to the rear, with one including two built-in double wardrobes.



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THE GREAT OUTDOORS

The rear garden is accessed from the front kitchen door and offers various planting and areas of gravel. With great potential for a keen gardener, the garden is enclosed and private, and is ready for taming!

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 5QN

What3Words : ///variances.stated.mammoths

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)
729.83 ft²
67.80 m²

