

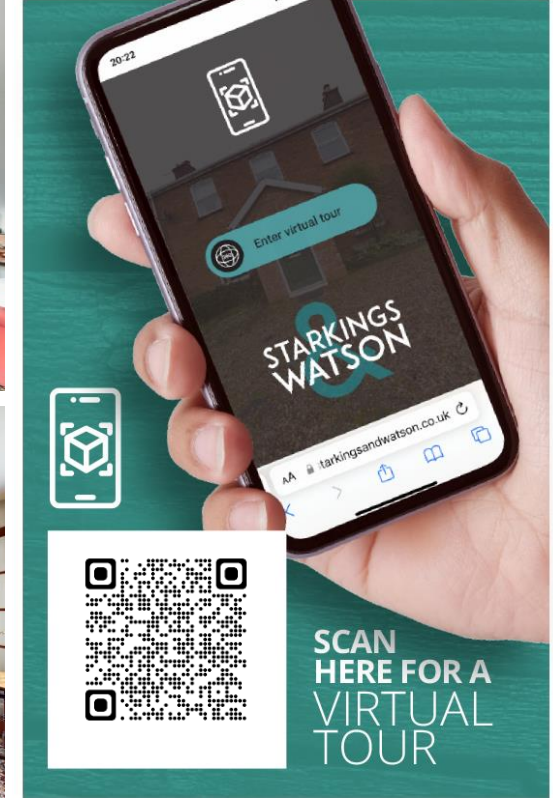
HIGHFIELD AVENUE

Brundall, Norwich NR13 5NT

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!
- Large Plot with Potential (stp)
- Semi-Detached Family Home
- Two Reception Rooms
- Open Plan Kitchen/Dining room
- Three Bedrooms
- Family Bathroom with Shower
- Ample Parking & Garage

IN SUMMARY

NO CHAIN. Occupying a 0.20 ACRE PLOT (stms), this SEMI-DETACHED HOME offers HUGE POTENTIAL to EXTEND or develop the plot (stp), making use of the LARGE SIDE and REAR GARDENS. Sitting close to LOCAL AMENITIES, the property is positioned on a SOUGHT AFTER ROAD, with the A47 close by for easy access. The accommodation comprises a hall entrance, SITTING ROOM, separate DINING ROOM with STORAGE, and open plan KITCHEN/DINING ROOM with FRENCH DOORS to the garden. Upstairs, THREE BEDROOMS lead off the landing, with the family bathroom including a SHOWER over the bath. Outside, the GARDENS offer a wealth of MATURE PLANTING with fruit trees, DRIVEWAY SPACE and a BRICK BUILT GARAGE.

SETTING THE SCENE

Set behind high level hedging and a timber gate, the shingle driveway opens to the main property and garage, enclosed with lawned gardens to both sides. Secluded and private, there is huge potential to create more parking if required. A low level timber

fence encloses the rear garden, with a gate opening up.

THE GRAND TOUR

Heading inside, the hall entrance is carpeted and offers stairs which lead up to the first floor. A door takes you to the sitting room with a window to front and feature corner fire place. Fitted carpet flows into the next door dining room, with a window to side, and a built-in storage cupboard. With an open plan feel, double doors lead into the kitchen/dining room, with a range of storage which create a breakfast bar. The gas hob and electric oven are built-in, with space for further appliances, whilst the wall mounted gas fired central heating boiler is tucked away in the corner. Windows face to side and rear, with French doors to the brick weave patio. Stairs lead up with a window to side, and three bedrooms leading off, one facing to front, and two to rear. The family bathroom is partly tiled, with a shower over the bath.

THE GREAT OUTDOORS

Heading outside, the kitchen French doors open to the brick-weave driveway, with lawned gardens wrapping around to the side and rear. Enclosed with timber panelled fencing, a timber shed offers storage, with a range of planting and shrubbery. Various trees including fruit trees and mature beds can also be found, with access to the front driveway and garage.



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OUT & ABOUT

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 on the fringe of the village, close to the A47, but within a short walk of the local Co-op food store.

FIND US

Postcode : NR13 5NT

What3Words : ///erupt.create.patting

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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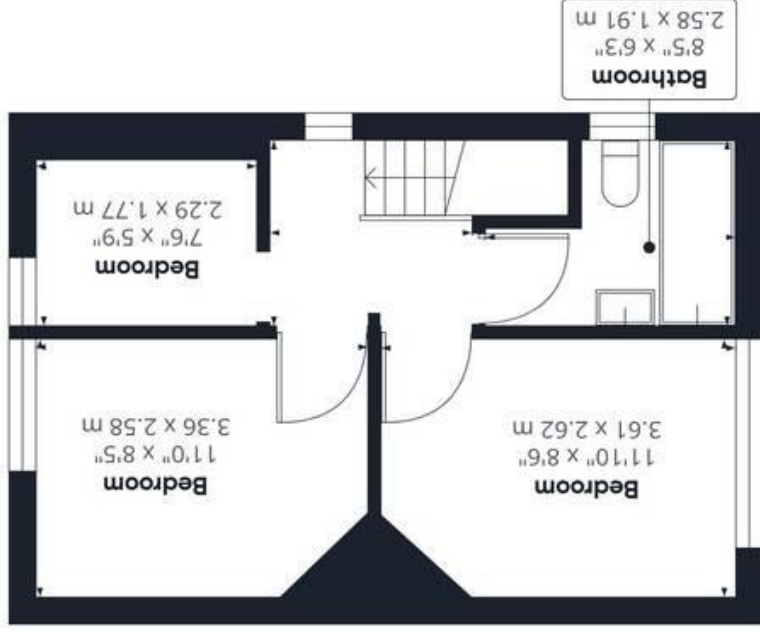
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
 826.64 ft²
 76.8 m²



Floor 1



Ground Floor

