

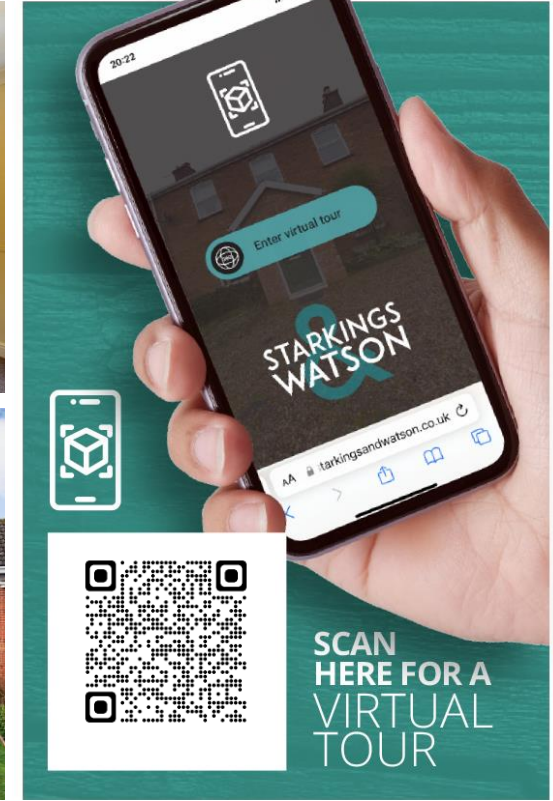
GREENACRE CLOSE

**Brundall, Norwich NR13 5QF**

Freehold | Energy Efficiency Rating : B

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

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**STARKINGS**  
**WATSON**

- No Chain!
- Cul-De-Sac Setting
- Open Plan Kitchen/Breakfast Room
- Sitting Room & Open Plan Conservatory
- Four Bedrooms
- Family Bathroom & WC
- Garage & Tandem Driveway
- Private Enclosed Gardens

### IN SUMMARY

This IDEAL FAMILY HOME enjoys a cul-de-sac setting, with a cut through to Cucumber Lane close by for access to local transport links and shops. With SOLAR PANELS generating electricity and an income, alongside a REPLACEMENT gas fired CENTRAL HEATING BOILER, the property has been re-decorated, and is ready to move in. The accommodation includes a hall entrance with W.C, 17' KITCHEN/BREAKFAST ROOM with space for a RANGE style COOKER, 15' sitting room and OPEN PLAN CONSERVATORY with a sweeping curved wall, vaulted WARM ROOF ceiling and a fan of roof lighting for natural light. Upstairs, FOUR BEDROOMS lead off the landing, one currently used as a home office/study, with the family bathroom and SHOWER over the bath also leading from the landing. To the outside, the GARDEN is PRIVATE and ENCLOSED, with a patio and raised lawn, along with a SIDE DRIVEWAY and GARAGE.

### SETTING THE SCENE

The front of the property has been laid to brick weave

to allow for side by side parking, along with tandem parking at the side of the property. The garage is set back and includes an electric roller door for convenience. Low level hedging can be found at the neighbours boundaries for privacy. The front door is recessed with a useful external storage cupboard.

### THE GRAND TOUR

The hall entrance is decorated and carpeted, with stairs rising to the first floor, and the W.C tucked away underneath with tiled splash backs and a two piece suite. Opposite, the kitchen/breakfast room is an ideal size for a family, with ample storage cupboards and wood effect flooring for ease of maintenance. Space has been created for a Range style gas cooker, along with general white goods. A window faces to front, with tiled splash backs underneath and the gas fired central heating boiler tucked in the corner behind a cupboard. A feature fire place creates a focal point to the sitting room, whilst the conservatory is open plan, with tiled flooring and uPVC double glazed windows to rear. With heating installed and recessed spotlights, the plastered roof includes a fan of roof lighting for natural light, whilst being well insulated. French doors then lead out to the rear. Heading upstairs, the carpeted landing is finished with a window to side and built-in airing cupboard. The four bedrooms lead off, all carpeted and one with an over stairs storage cupboard, with one of the bedrooms currently used as a home office/study. The family bathroom is fully tiled and includes a shower over the bath, with a heated towel rail.



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### THE GREAT OUTDOORS

The rear garden is fully enclosed and laid to lawn, with timber fencing and a gate to front. An area of patio leads from the conservatory French doors, with a pathway to a raised patio at the rear of the garden and garage. The garage is accessed from the driveway, with an electric door to front, power and lighting.

### 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 5QF

What3Words : ///birthdays.touchy.emeralds

### 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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>

890.54 ft<sup>2</sup>  
82.73 m<sup>2</sup>

Reduced headroom

1.1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

