

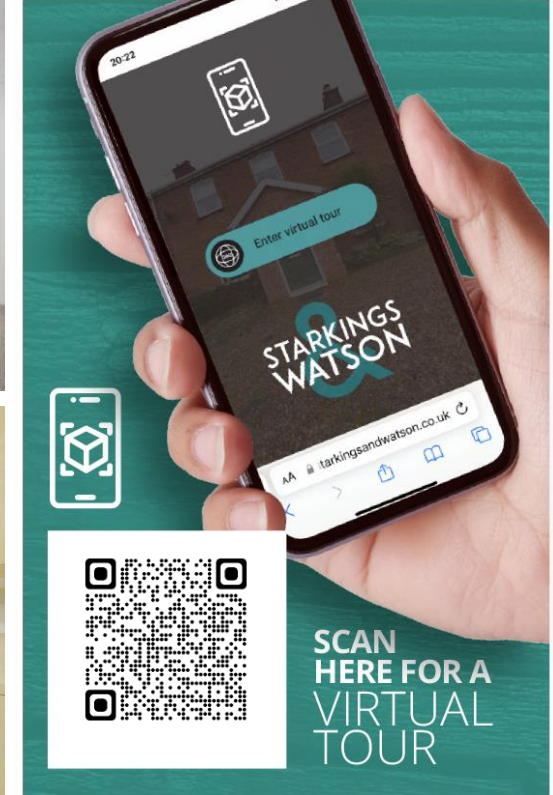
LACKFORD CLOSE

# Brundall, Norwich NR13 5NL

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



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

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



# STARKINGS & WATSON



- No Chain!
- Semi-Detached Home
- Recently Re-decorated
- 14' Sitting Room
- 14' Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- South Facing Garden, Drive & Garage

### IN SUMMARY

NO CHAIN. This semi-detached home has been RE-DECORATED and is READY to MOVE-IN. With a GOOD SIZED GARDEN, DRIVEWAY and GARAGE to the rear, the GARDENS enjoy the SOUTH SUN with a lawn and patio. Internally, the PORCH ENTRANCE offers storage space, with a door to the 14' SITTING ROOM where the stairs lead to the first floor. The KITCHEN/DINING ROOM is adjacent, spanning the width of the house, with a DOOR to the GARDEN. Upstairs, THREE BEDROOMS lead off the landing, all carpeted and double glazed, with the FAMILY BATHROOM including a SEPARATE SHOWER.

### SETTING THE SCENE

A sweeping lawned frontage can be found, with low maintenance borders and a pathway leading to the front door and gated rear garden. Double timber gates lead to the brick weave driveway at the end of the garden, with low level fencing separating the garden and driveway.

### THE GRAND TOUR

Heading inside, the uPVC double glazed entrance door leads to a porch with storage shelving and a cupboard. A door takes you into the main sitting room, with a clean and fresh décor, neutral carpets and stairs to the first floor with useful cupboard space under. The kitchen is a great size, with functional storage and work space, including space for a cooker, washing machine and fridge freezer. Two windows and a door lead into the garden, whilst easy to maintain vinyl flooring runs underfoot where there is space for a table, and the wall mounted gas fired central heating boiler. Upstairs, the stairs are carpeted, with three bedrooms leading off - all carpeted, and finished with double glazing. The main bedroom includes storage built-in over the stairs. The family bathroom has been altered to include a separate shower cubicle, all finished with tiled splash backs and a window to rear.

### THE GREAT OUTDOORS

Laid to lawn and enclosed with timber panelled fencing, a hard standing patio wraps around the property, with a raised bed and timber storage shed. The driveway at the rear leads to the garage, which is finished with an up and over door to front.

### 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



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



Public Houses. Brundall is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

#### FIND US

Postcode : NR13 5NL

What3Words : ///logo.split.outs

#### 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:



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

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

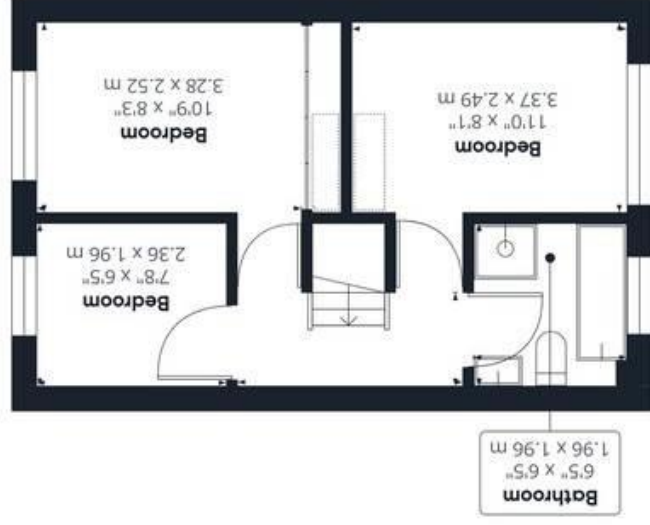
GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
692.32 ft<sup>2</sup>  
64.32 m<sup>2</sup>

HYBRID ESTATE AGENTS  
**STARKINGS**  
WATSON

Floor 1



Ground Floor

