

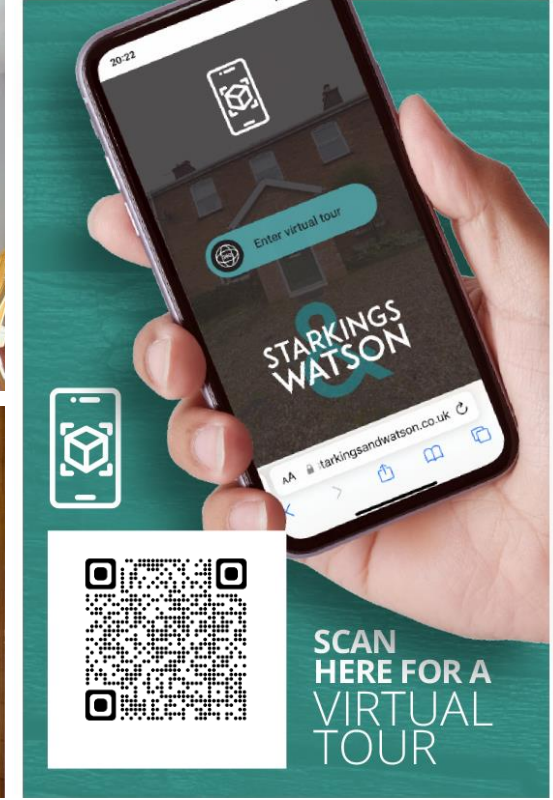
ST. LAURENCE AVENUE

**Brundall, Norwich NR13 5QH**

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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- No Chain!
- Spacious Semi-Detached Bungalow
- South Facing Gardens
- Walking Distance to Shops
- Sitting Room with Garden Access
- Two Double Bedrooms
- W.C & Family Bathroom
- Garage & Driveway

### IN SUMMARY

NO CHAIN. Situated within WALKING DISTANCE to LOCAL AMENITIES, this semi-detached bungalow occupies a GREAT SIZED SOUTH FACING PLOT, with a neutral decoration internally, and a 2022 installed gas fired CENTRAL HEATING BOILER. With POTENTIAL to EXTEND or IMPROVE (stp), the bungalow includes a generous driveway, with ample off road PARKING, GARAGE and a useful adjoining UTILITY/STORAGE SHED. The internal accommodation comprises a porch and hall entrance, 17' SITTING ROOM with GARDEN VIEWS, kitchen with storage, TWO DOUBLE BEDROOMS - both with BUILT-IN WARDROBES, W.C and family bathroom. The GARDEN is an OPEN LAWNED SPACE, with various planting and a GREEN HOUSE.

### SETTING THE SCENE

Set back from the road, a hard standing driveway offers tandem parking and garage access. The front garden is laid to lawn with a brick wall boundary and access to the rear garden.

### THE GRAND TOUR

A timber entrance door leads you into a useful entrance porch, which offers potential, and a useful door to the rear garden. The main entrance hall is carpeted and a welcoming meet and greet space. To your left, the kitchen can be found, which with some clever organising, could include a greater range of storage units to maximise the space. The sitting room is adjacent, and subject to the necessary consents, an open plan layout could be achieved, opening up the kitchen and living spaces, and maximising the light and views over the rear garden. The sitting room currently includes a feature exposed brick fire place, with a full height window and door to the garden. Back into the hall, two bedrooms lead off, both with a range of built-in wardrobes - one faces to front and the other to side. The W.C and family bathroom are separate rooms, also with potential to open the space into one. The bathroom is fully tiled and could be converted to a wet room or modern bathroom if needed.

### THE GREAT OUTDOORS

The rear garden is south facing and laid to lawn. Enclosed with timber panelled fencing and mature hedging, the garden is a great size, and includes a patio and green house. With a private aspect, gated access leads to the front, and there is huge potential to further landscape the space.



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

## FIND US

Postcode : NR13 5QH

What3Words : ///bogus.grazes.shifting

## 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<sup>m</sup>  
936.26 ft<sup>2</sup>  
86.98 m<sup>2</sup>

