

MAURECOURT DRIVE

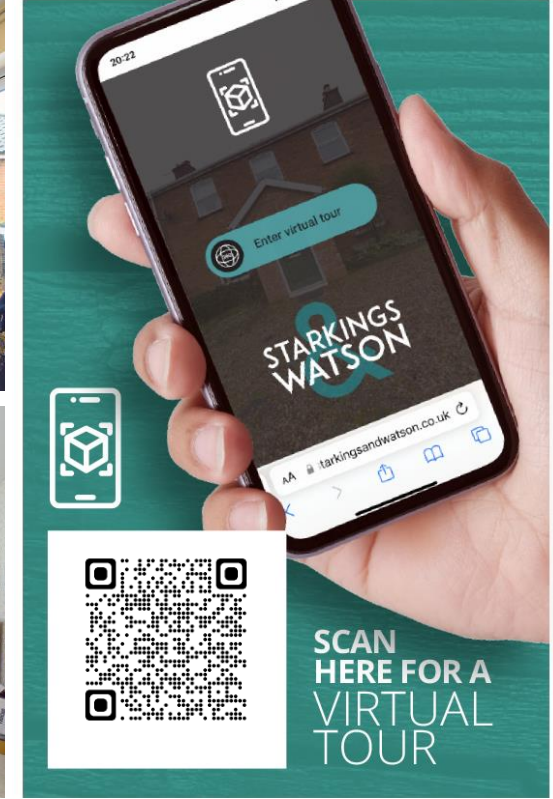
Brundall, Norwich NR13 5SD

Freehold | Energy Efficiency Rating : B

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



STARKINGS & WATSON

- Detached family Home in Envidable Position
- Overlooking Green Space
- Double Garage & Ample Parking
- Sitting Room with Separate Study
- Open Plan Kitchen & Dining Space
- W.C & Utility Room
- Four Double Bedrooms
- Sizeable Rear Garden with Awning

IN SUMMARY

This FORMER SHOW HOME offers over 1500 Sq. ft (stms) of accommodation, standing proud at the front of the development, OVERLOOKING GREEN SPACE, with a LARGE DRIVEWAY and DOUBLE GARAGE. With WEST FACING GARDENS the property enjoys a LIGHT and INVITING INTERIOR, with fantastic views either across the enclosed garden or front green space. The outside space and overall plot are MUCH LARGER THAN AVERAGE, with SOLAR PANELS installed to make use of the sunny aspect. The accommodation comprises a HALL ENTRANCE, sitting room, SPACIOUS STUDY, W.C, utility room and OPEN PLAN KITCHEN and DINING SPACE with room for soft furnishings, whilst FRENCH DOORS lead to the garden. The upstairs space is EQUALLY SPACIOUS, with FOUR DOUBLE BEDROOMS leading off the landing, including the main bedroom with EN SUITE SHOWER ROOM, and further family bathroom.

SETTING THE SCENE

Overlooking green space, the property is situated on a private driveway serving only two properties, with a timber post and rail fence enclosing the front driveway which leads to the main property and well planted front garden. The side driveway offers side by side and

tandem parking for 4-6 vehicles comfortable, with the double garage beyond. A side door leads to the utility room, and a gate to the garden.

THE GRAND TOUR

Heading inside, wood effect flooring runs underfoot with the stairs leading straight up with storage below. Doors lead to the main reception spaces, starting with the sitting room. With views over the green space and set back from the main road, this bright and inviting room is finished with fitted carpet and a calming décor. The study sits opposite, also carpeted and enjoying matching views, whilst the electric fuse box is located in one corner. Also off the hall is the W.C complete with a two piece suite and a décor you won't forget! Stretching across the rear of the property, double doors open from the hall into the kitchen/breakfast room, and adjacent dining room - all of which are currently open plan. With ample room for soft furnishings and a dining table to one side, originally double doors separated the space, and there is of course potential to fully open the space. French doors lead out to the garden, whilst the kitchen area offers a u-shape of units, forming a breakfast bar and seating space. Ample storage can be found, with inset cooking appliances comprising a gas hob and electric oven, with the dishwasher and fridge freezer integrated. The utility room leads off to the side, extending the storage space, whilst there is room for laundry appliances. The gas fired central heating boiler is tucked to the corner, with room for coats and shoes, and a useful door onto the driveway. Upstairs, the landing is carpeted and finished with a useful airing cupboard and loft access hatch. The four double bedrooms are all carpeted, with room for beds, wardrobes or fitted units to be added. The main



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



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

bedroom faces to the front, enjoying the view over the green space, with a door to a private en suite - finished with a white suite, double shower cubicle with a twin head thermostatically controlled shower, heated towel rail and Aqua board splash backs. The main bathroom is finished in a similar style but with tiled splash backs. Boasting a four piece suite, the bath offers a mixer shower tap, but with a separate shower cubicle also installed.

THE GREAT OUTDOORS

Outside, the garden faces west and enjoys a large open expanse of lawn and enclosed timber fenced boundaries. A patio stretches across the rear of the property, with ample room for a large table and seating set, with an electrically operate awning providing shade in the summer months. Gated access leads to the driveway, with various plant and trees already in place. The double garage is complete with twin up and over doors, 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 5SD

What3Words : ///shampoos.dishing.relishing

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Solar panels are installed and produce electricity for use.



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™

1517.37 ft²

140.97 m²

