

MEDESWELL CLOSE

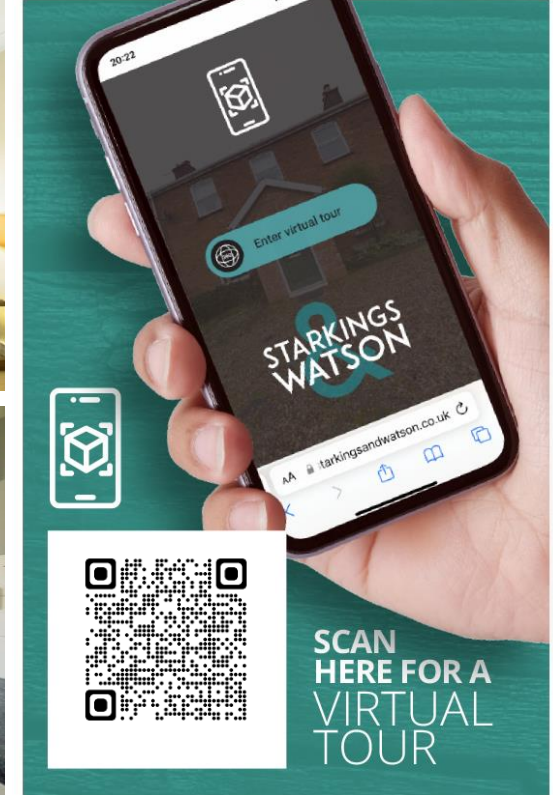
Brundall, Norwich NR13 5QG

Freehold | Energy Efficiency Rating : TBC

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

- Vendors Found!
- Detached Family Home
- Rare Position in a Cul-De-Sac Setting
- Over 1200 Sq. ft (stms)
- Great Sized South Facing Garden
- Hall Entrance with W.C
- Two Reception Rooms
- Four Bedrooms

IN SUMMARY

VENDORS FOUND. With OVER 1200 Sq. ft (stms), this detached FAMILY HOME enjoys a CUL-DE-SAC SETTING which is RARELY AVAILABLE. Having been looked after and maintained, a NEW CENTRAL HEATING BOILER was installed in 2023, whilst there is ample PARKING to front and a SURPRISINGLY SPACIOUS REAR GARDEN which enjoys the SOUTH SUN. Internally a HALL ENTRANCE includes a W.C, with doors to the 16' SITTING ROOM and double doors onto the 12' DINING ROOM - with the KITCHEN adjacent, ideal to create an OPEN PLAN KITCHEN/LIVING SPACE, with FRENCH DOORS onto THE GARDEN. The side hall is a useful extra entrance space, which also connects to the GARAGE which offers CONVERSION POTENTIAL (stp). Upstairs, FOUR BEDROOMS lead off the landing, with the main bedroom including a BUILT-IN WARDROBE. The family bathroom completes the property, with a SHOWER over the bath.

SETTING THE SCENE

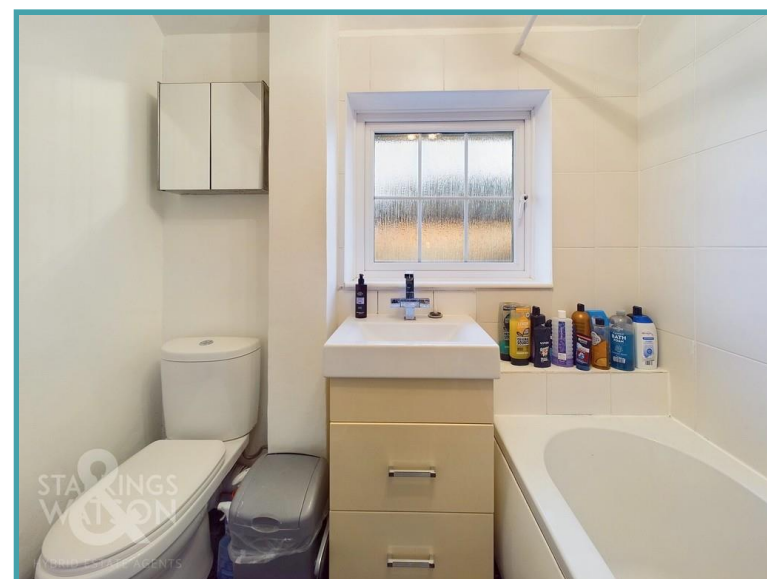
Hidden behind high level hedging, a shingle driveway

offers ample parking, with a lawned space to front, with potential for even more parking. Access leads to the adjoining garage, with a door to the front entrance hall and side porch.

THE GRAND TOUR

Heading inside the original uPVC front door, the entrance hall is finished with a fitted carpet, with stairs leading to the first floor, with useful storage below. A door leads to both the kitchen and sitting room, whilst tucked under the stairs is a useful W.C with storage under the sink. The sitting room is centred on a feature fire place with a window to front. French doors open to the dining room beyond, with carpet running through both rooms. French doors lead onto the rear garden, with ample space for a dining table and soft furnishings. There is huge potential to open plan the dining room into the kitchen, subject to planning. A door from the hall and dining room leads into the kitchen, with a range of built-in storage, space for a Range style cooker and general appliances. A side door takes you to the porch which is a useful everyday entry to the property for a family, whilst also leading to the rear garden and adjoining garage. Heading upstairs, the landing is carpeted, with a built-in airing cupboard and loft access hatch. Four bedrooms lead off the landing, all finished with fitted carpet, and the main bedroom including a built-in wardrobe. The family bathroom is complete with a three piece suite, shower over the bath, storage under the sink and tiled splash backs.

THE GREAT OUTDOORS



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



Leading from the dining room French doors, a patio extends across the width of the house, with a range of mature planting and hedging. The main garden then opens up with a lawned expanse, enclosed with timber panelled fencing and high level hedging. A timber shed offers storage, with a further patio behind the garage. Access leads through the porch to the front, whilst the garage offers an up and over door to front, storage above, power and lighting.

OUT & ABOUT

The property is situated at the centre of 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 the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

FIND US

Postcode : NR13 5QG

What3Words : ///jingles.unloading.valve

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



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™

1201.52 ft²
111.62 m²