

# MAURECOURT DRIVE

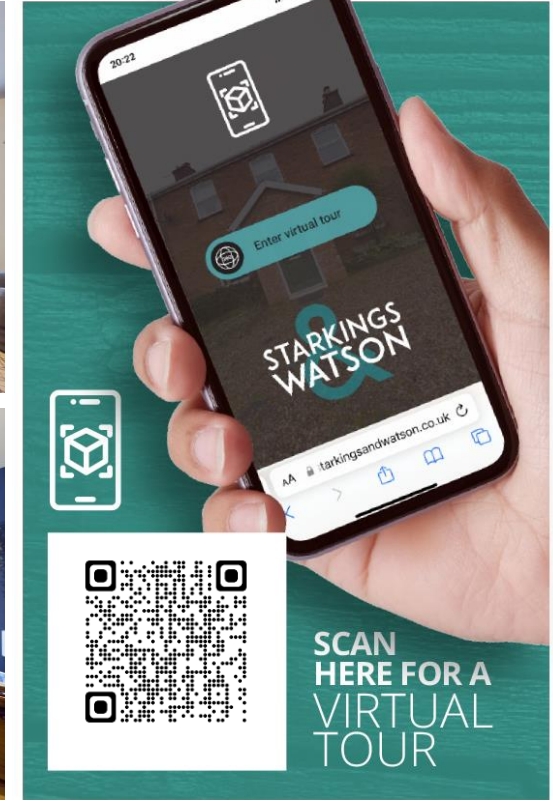
## Brundall, Norwich NR13 5SD

Freehold | Energy Efficiency Rating : B

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

# FOR SALE

# PROPERTY



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- No Chain
- Overlooking Green Space
- Over 1040 Sq ft (stms)
- Kitchen/Dining Room with Utility
- Bay Fronted Sitting Room
- Four Bedrooms
- En Suite & Family Bathroom
- Low Maintenance Gardens

#### IN SUMMARY

NO CHAIN. This SIZEABLE semi-detached home hides within FOUR BEDROOMS, with accommodation spanning some 1040 Sq. ft (stms). With OFF ROAD PARKING and a GARAGE to the side, the property overlooks GREEN SPACE, whilst being within WALKING DISTANCE to local amenities, and a short drive to the A47. The accommodation is arranged over TWO FLOORS, with a hall entrance and W.C, 17' BAY FRONTED SITTING ROOM, and 20' OPEN PLAN KITCHEN/DINING ROOM with ample cupboard space, FRENCH DOORS to rear and a useful UTILITY SPACE. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, and a further family bathroom with SHOWER. To the outside, the GARDEN is LOW MAINTENANCE, whilst boasting a BRIGHT and SUNNY ASPECT. SOLAR PANELS are installed and generate electricity for use.

#### SETTING THE SCENE

From the front, wrought iron railings separate the front footpath and garden from the open green space. With a low maintenance shingled frontage,

parking can be found adjacent in tandem, with the garage beyond, alongside a gated access to the garden.

#### THE GRAND TOUR

Heading inside, the hall entrance is finished with a wood effect floor for ease of maintenance, with the stairs rising up to the first floor, and a useful storage cupboard below. To your left, the bay fronted sitting room can be found, a well-proportioned room, and also finished with wood effect flooring. The W.C leads off the hall, with a two piece suite and tiled splash backs. Heading into the kitchen, this open plan entertaining and living space is a great size, with a range of built-in cupboards, along with inset cooking appliances including a gas hob and electric oven. Space is provided for general white goods, whilst there is room for an island or table to also be introduced, with French doors leading into the rear garden. Leading off the kitchen is a useful utility room, with work surface space, room for laundry appliances and also finished with wood effect flooring for ease of maintenance. Heading upstairs, the four bedrooms lead off the landing, two facing to front, and two to rear. The main bedroom includes an en suite dressing room, with tiled splash backs and a three piece suite. The family bathroom is a similar style, with potential to introduce a shower over the bath.



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### THE GREAT OUTDOORS

Heading outside, the rear garden is low maintenance, with a patio area extending from the rear, with a wrought iron fence and gate separating the artificial lawned expanse. Enclosed with timber panelled fencing, various planting can be found to the boundaries, with huge potential for a green fingered buyer. The garage next door offers a door to front and side.

### 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 : ///incisions.ballots.rarely

### 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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Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
 1040.43 ft<sup>2</sup>  
 96.66 m<sup>2</sup>

Excluding balconies and terraces

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.