

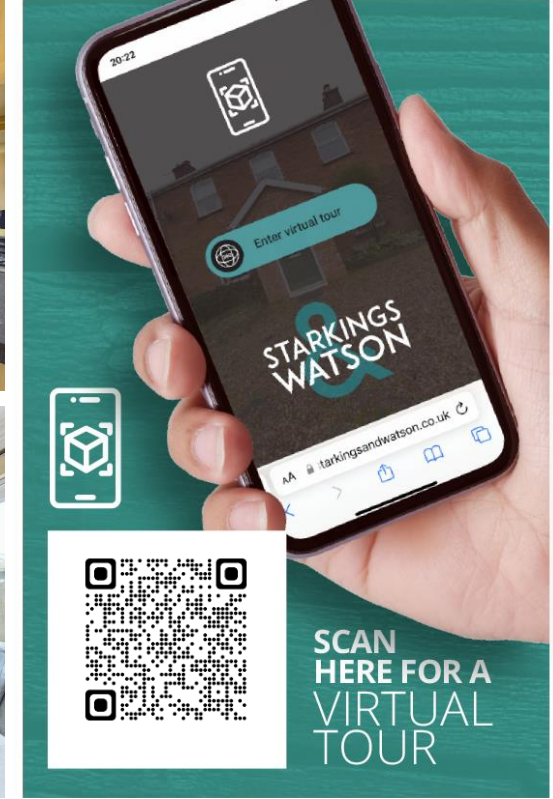
GREENACRE CLOSE

Brundall, Norwich NR13 5QF

Freehold | Energy Efficiency Rating : B

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PROPERTY



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STARKINGS
WATSON

- No Chain!
- Modern Detached Bungalow
- Cul-De-Sac Location with Ample Parking
- Adjoining Double Garage
- Sitting/Dining Room with Garden Views
- Kitchen with Separate Utility Room
- Three Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

NO CHAIN. This MODERN detached bungalow occupies an ideal SOUTH FACING PLOT, with ample parking and a DOUBLE GARAGE. Internally the accommodation extends to some 1035 Sq. ft (stms), with a FLEXIBLE LAYOUT and LARGE 25' OPEN PLAN SITTING/DINING ROOM to the rear. With a cut through to CUCUMBER LANE, the property is only minutes away from local TRANSPORT CONNECTIONS, and facilities including one of the village shops. Gas fired central heating is installed, along with SOLAR PANELS for energy efficiency. The layout comprises a central hallway, THREE BEDROOMS, en suite WET ROOM, family bathroom, KITCHEN with UTILITY ROOM and the main living space. Outside, the GARDEN is LANDSCAPED with hard paving and a lawned expanse, along with a SUMMER HOUSE.

SETTING THE SCENE

The property occupies a private road setting which serves only four properties. The brick weave driveway leads off which allows for side by side and tandem parking, along with space to park or turn in front of

the bungalow. The front lawn is partially enclosed with timber fencing, with various trees and planting in place.

THE GRAND TOUR

The main hall is finished with wood flooring for ease of maintenance, with a neutral décor and smooth ceiling with a loft access hatch. A useful double cupboard offers storage. The living accommodation is at the rear, starting with the bedrooms to front. The main bedroom is to your left, with wood flooring under foot and an open plan aspect to the shower/wet room. A spacious room with a three piece suite, storage under the sink and shower area with tiled splash backs and flooring. A second double bedroom is opposite with fitted carpet and double glazing. The family bathroom is equally spacious, with a three piece suite including a panelled bath with a shower over. Vinyl flooring runs under foot with a heated towel rail fitted. The third bedroom could be an ideal study. The main living space runs across the width of the property, with wood flooring and a feature fire place. There is ample space for soft furnishings and a table, with windows and French doors onto the garden. Ideal for family life or entertaining, double doors open to the kitchen, where a range of storage units can be found, with an inset gas hob and built-in eye level electric double oven. The fridge freezer is integral, with room for a dishwasher. A door lead back into the hall, with a further door to the utility room - with a matching range of units, and space for laundry appliances. A side door leads to the garden, with the central



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heating boiler wall mounted.

THE GREAT OUTDOORS

With a south facing aspect an electric awning has been installed over the rear patio to provide shade. Enclosed with timber panelled fencing and brick walling, the garden is mainly laid to lawn, with a useful timber shed and summer house for storage. Raised planters runs across the rear boundary with a covered seating area to the left of the patio. Side access leads to the front and garage where power and an up and over door can be found to front.

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 5QF

What3Words : ///obstinate.dairy.creamed

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.

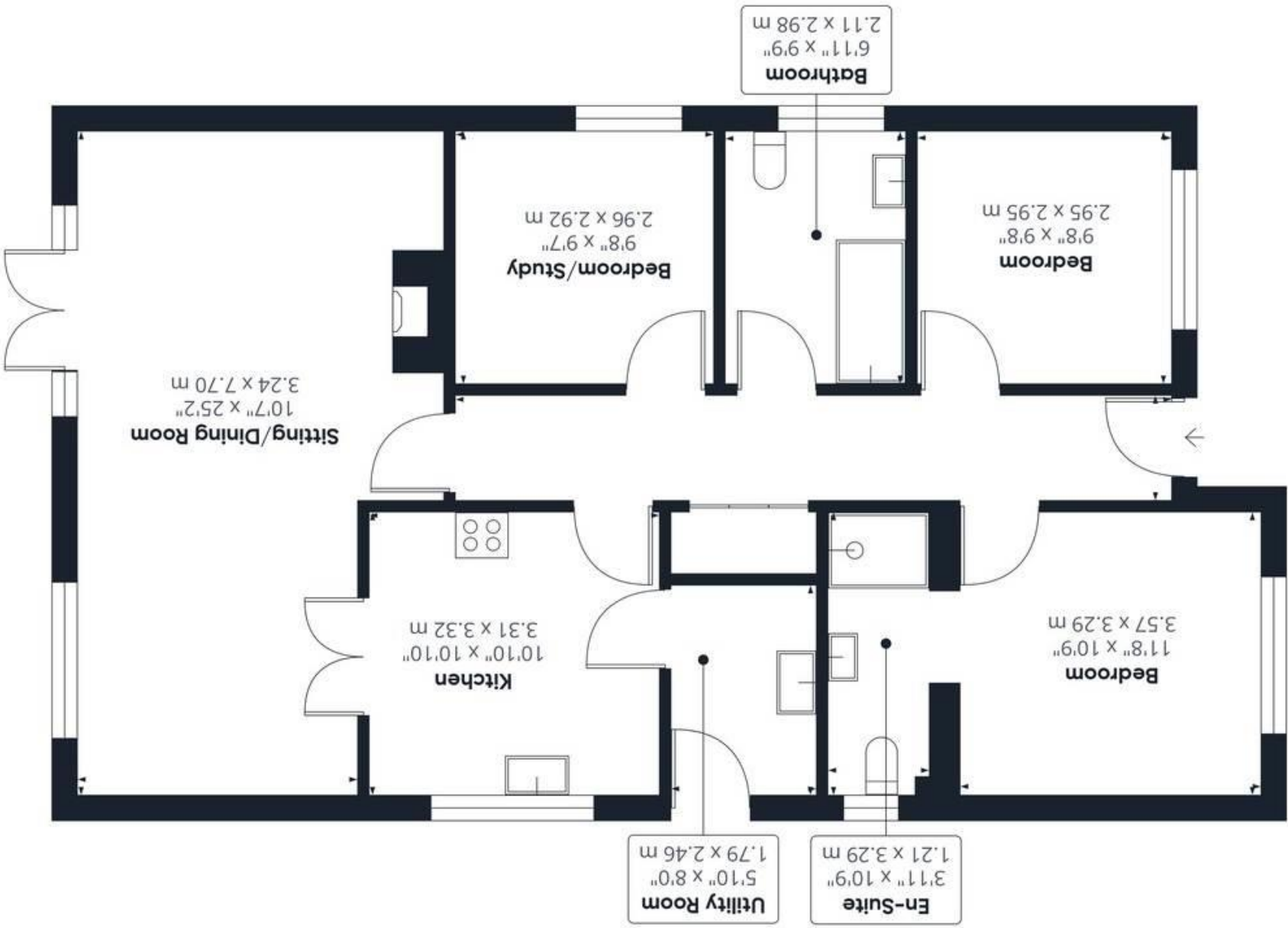
Price:



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Ground Floor Building 1



Approximate total area^m
1035.26 ft²
96.18 m²

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.