

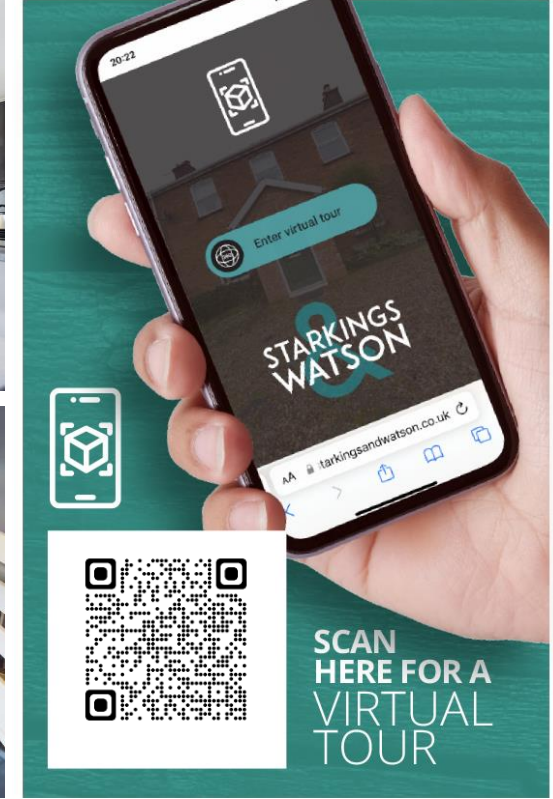
LACKFORD CLOSE

**Brundall, Norwich NR13 5NG**

Freehold | Energy Efficiency Rating : TBC

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

**FOR SALE**  
**PROPERTY**



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**STARKINGS**  
**WATSON**

- Tucked Away Cul-De-Sac Setting
- Large Plot with Side & Rear Gardens
- Tandem Driveway & Garage
- Porch Entrance
- Re-fitted Kitchen/Dining Room
- Three Bedrooms
- Re-fitted Family Bathroom
- Gas Central Heating & uPVC Double Glazing

### IN SUMMARY

Tucked away in a quiet CUL-DE-SAC, this MODERNISED semi-detached FAMILY HOME occupies a LARGER than AVERAGE PLOT with POTENTIAL to EXTEND (stp). With NEW RADIATORS, central heating BOILER, BATHROOM, KITCHEN and WINDOWS during the vendors time, the property is TURN KEY and READY TO MOVE IN. PARKING is LOCATED just outside the front for EASE, with a SINGLE GARAGE. The accommodation includes a PORCH ENTRANCE, sitting room, kitchen/dining room, THREE BEDROOMS and family bathroom. The GARDEN is a REAL WOW, given the proportions of the rear section, but also the LARGE SIDE GARDEN where further lawn and paving can be found.

### SETTING THE SCENE

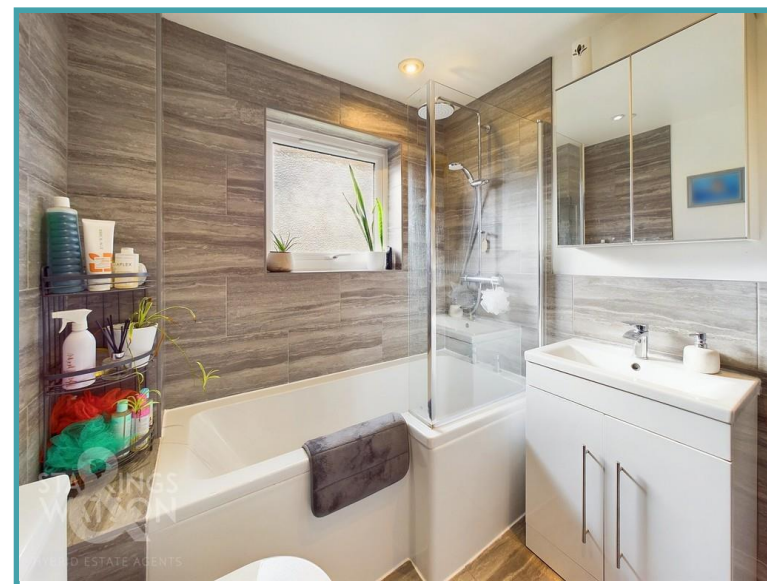
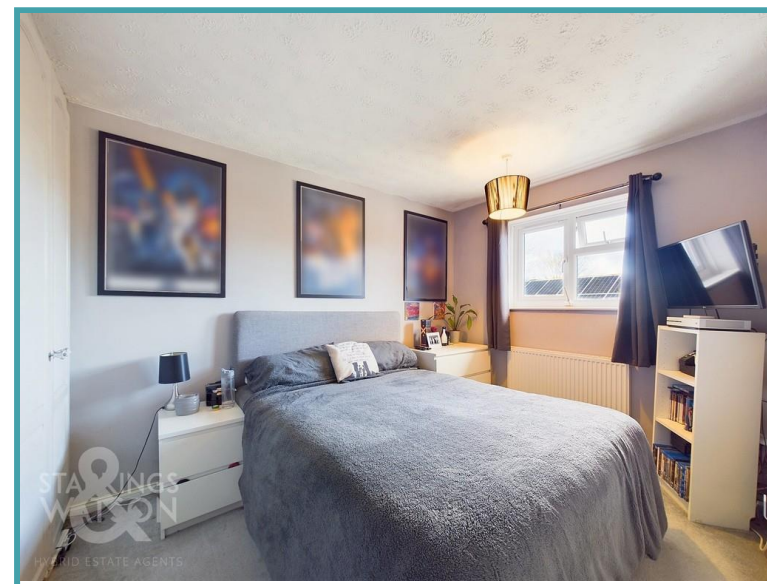
The tandem shingle driveway leads to the property, providing ample parking and access to the garage. Gated access leads to the side and rear garden, whilst paved steps and a timber sleeper retaining wall hold a lawned frontage, which in turn leads to the front door.

### THE GRAND TOUR

Once inside, a porch entrance greets you with a range of storage and space for coats and shoes. A door opens to the sitting room, complete with wood effect flooring for ease of maintenance, and stairs rising to the first floor. With a replacement window and radiator installed, all you need to do is add your own decorative style! The door opposite takes you to the kitchen/dining room, with a range of high gloss wall and base level units which run in a u-shape, along with an inset electric ceramic hob and built-in eye level electric double oven. Integrated appliances include a fridge freezer and washing machine, whilst there is space for a dining table, French doors to the garden and a concealed wall mounted gas fired central heating boiler. Upstairs, the carpeted stairs and landing leads to the three bedrooms, all of which are carpeted, and with the two double bedrooms including built-in wardrobes with sliding doors. The family bathroom is mainly tiled with a modern three piece suite including storage under the sink, and a shaped panelled bath with a twin head thermostatically controlled rainfall shower.

### THE GREAT OUTDOORS

Outside, the garden starts with a patio which stretches across the rear of the property, with a lawned garden to the side, and a further patio at the front side of the house. The main garden is elevated, laid to lawn and hidden behind timber picket fencing. Fully enclosed with timber panelled fencing, the property enjoys the south sun, and is an ideal family friendly space.



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



### 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 5NG

What3Words : ///unguarded.tidy.paddlers

### VIRTUAL TOUR

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

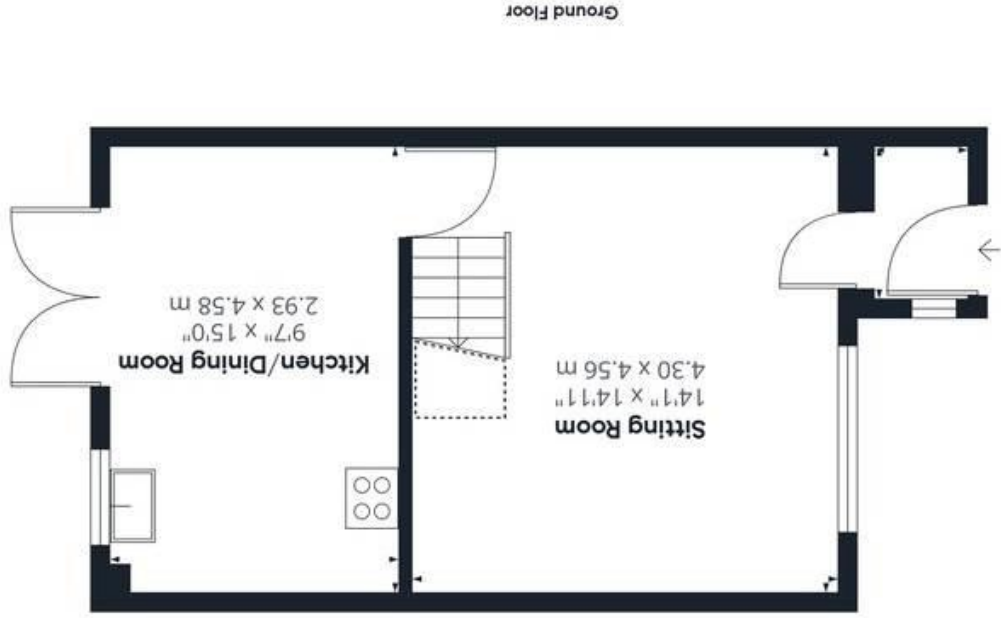
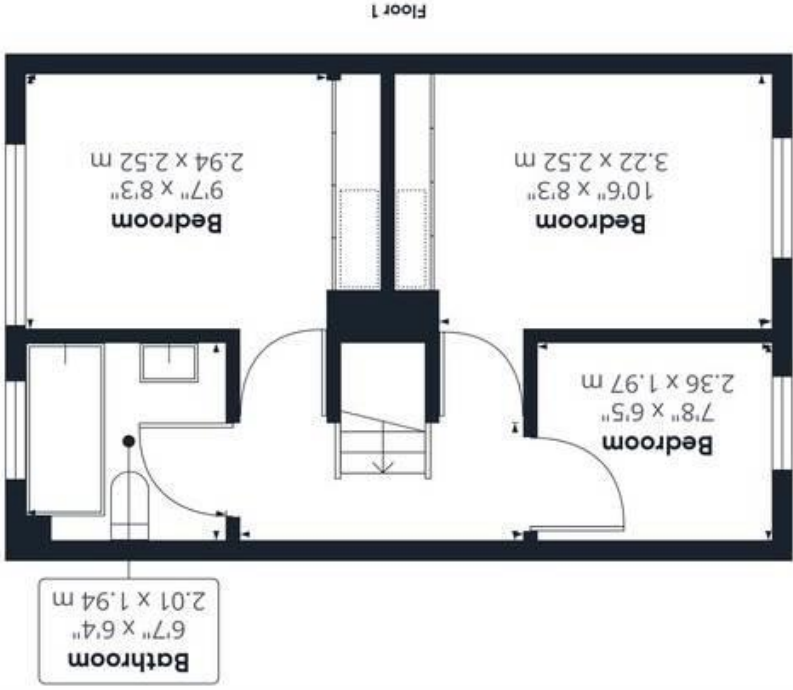
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential 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.

Reduced bedroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
702.85 ft<sup>2</sup>  
65.3 m<sup>2</sup>

Reduced bedroom  
15.76 ft<sup>2</sup>  
1.46 m<sup>2</sup>

