

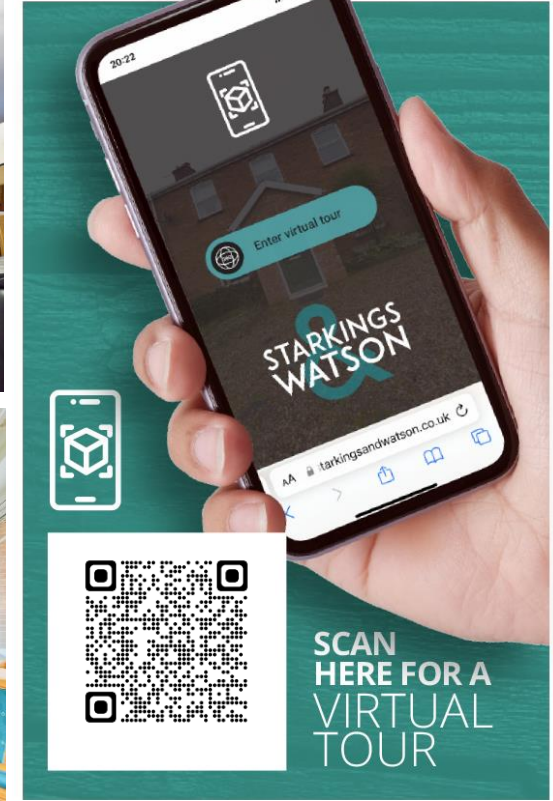
THE STREET

# Brundall, Norwich NR13 5LZ

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Substantial Detached Bungalow Annexe Potential
- Newly Fitted Kitchen/Dining Room
- Large Sitting Room with Wood Burner
- Separate Study & Conservatory
- Up to Four Bedrooms
- Shower Room & Re-fitted Family Bathroom
- South Facing Gardens
- Solar Panels & Battery System Installed

#### IN SUMMARY

With OVER 2160 Sq. ft (stms) of accommodation and a 0.29 ACRE PLOT (stms) situated in the HEART of BRUNDALL, this SIZEABLE DETACHED BUNGALOW offers ANNEXE POTENTIAL and a FLEXIBLE LAYOUT. Having UNDERGONE a SUBSTANTIAL PROGRAM of UPDATING, a feature WOOD BURNER, newly INSTALLED KITCHEN and BATHROOM are included, whilst the south facing elevation now includes SOLAR PANELS and BATTERY STORAGE. As part of the solar panel installation, ELECTRIC CHECKS and a new FUSE BOX were installed, along with a NEW CENTRAL HEATING BOILER and hot water tank. The property is TURNKEY and READY TO MOVE IN. With SHOPS and AMENITIES within minutes of the property by foot, this is an ideal family home, or to include MUTLI-GENERATIONAL LIVING. The accommodation comprises a LARGE 21' SITTING ROOM, kitchen, study, utility room, CONSERVATORY, FOUR BEDROOMS, family bathroom and SHOWER ROOM. The double garage is integral, offering further potential.

#### SETTING THE SCENE

Set behind a timber fenced front boundary, the shingle driveway leads to the integral double garage, and main

parking area. Bordered with a wide variety of mature planting, a wealth of colour can be enjoyed, with gated access to the garden and steps to the main front door.

#### THE GRAND TOUR

Heading inside the left of the two front doors, you are welcomed by a carpeted hall entrance which leads into the bedroom section of the property. With storage built in to one side, doors lead to three bedrooms, the bathroom and sitting room. Starting on your left, two double bedrooms with built-in wardrobes can be found, one facing to front, and the other to the rear. The third bedroom is a single in size, but also offering built-in storage. Serving all three bedrooms is the re-fitted family bathroom, complete with a W.C, wall mounted hand wash basin with vanity storage and feature mixer tap, and a panelled bath with a twin head thermostatically controlled rainfall shower. The sitting room sits in the centre of the property, focused on the brick built fireplace with an inset cast iron wood burner. Sliding doors lead to the patio, with further patio doors onto the conservatory which extends the living space in the summer month. There is ample space in the sitting room for a table and soft furnishings. The potential annexe section leads to the rear of the property, whilst the kitchen is to the right. Designed as a kitchen/breakfast room, this newly fitted space includes a wealth of storage, with wood effect work surfaces, and integrated cooking appliances - including an electric induction hob and eye level electric double oven. Space is provided for a fridge, with the dishwasher integrated. Patio doors offer a panoramic view of the garden, with room for a table, and door leading to the utility room - offering an ideal laundry room. A front porch is also the ideal space for everyday access to the property. Leading



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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off the kitchen is a further reception room, currently used as a study, but offering space as a family room or dining room if needed. Heading back to the sitting room, the rear hall leads to a self contained double bedroom and shower room - ideal as an annexe. With storage in the hall and bedroom, a door also leads into the conservatory, with dual aspect views from the bedroom,

#### THE GREAT OUTDOORS

Boasting a south facing aspect, the gardens are laid to lawn in the main, with a wide range of mature planted beds and borders. Patios lead from the conservatory and kitchen, whilst a timber shed and green house offer storage, and raised beds offer the chance to enjoy the good life. The patio from the kitchen is the ideal suntrap, with an electric awning and timber pergola ready for the summer months. A side gate leads to the front, whilst the double garage is integral with an electric roller door 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 5LZ

What3Words : ///complies.crawler.curiosity

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Potential purchasers should be aware that the property underwent works to correct a subsidence issue prior to our vendors ownership back in the 1990's. No further information is known, and our vendors have been able to secure a satisfactory insurance policy.

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.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 2169.99 ft<sup>2</sup>  
 201.6 m<sup>2</sup>

