



Braydeston Crescent, Brundall - NR13 5LD



## Braydeston Crescent

Brundall, Norwich

NO CHAIN. Having been UPDATED with a NEW CENTRAL HEATING BOILER and ELECTRICAL RE-WIRE, this DETACHED BUNGALOW with adjacent DRIVEWAY occupies a POPULAR RESIDENTIAL LOCATION close to AMENITIES and TRANSPORT LINKS. Extended with a CONSERVATORY to the side, the accommodation is well presented and includes a 16' DUAL ASPECT SITTING ROOM, 12' kitchen/dining room, TWO DOUBLE BEDROOMS and a WET ROOM. The CONSERVATORY extends the living space for further seating or FORMAL DINING. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the property is ready to move in. The rear GARDEN is LOW MAINTENANCE, being mainly laid to shingle, with PLANTED BORDERS.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Detached Bungalow with Driveway
- Walking Distance to Village
- Hall Entrance with Storage
- Two Bedrooms
- Dual Aspect Sitting Room
- Kitchen/Breakfast Room
- Conservatory

Brundall is located East of the City with excellent transport links via Road and Rail. 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 in the centre of the village, with close access to the A47, but within a short walk of the local Co-op food store.

#### SETTING THE SCENE

Set back from the road with a low maintenance shingled frontage, the hard standing driveway offers tandem parking, with gated access to the main entrance.



## THE GRAND TOUR

Stepping inside, the composite entrance door takes you into the carpeted hall entrance, with built-in storage. Doors lead off to all the main rooms, starting with the sitting room. Finished with dual aspect uPVC double glazed windows, the rooms all remain flexible in their uses. Opposite and adjacent are the two double bedrooms, one facing to front, and the other to rear, both with fitted carpet. The rear bedroom includes a range of built-in bedroom furniture. The wet room is finished with tiled walls and a power shower, with a non-slip flooring underfoot. The kitchen is fully fitted with a range of wall and base level units, with an electric cooker, and space for a washing machine and fridge freezer. The gas fired central heating boiler is located in the corner, with a door taking you to the conservatory which is of brick and uPVC construction, with French doors to rear.

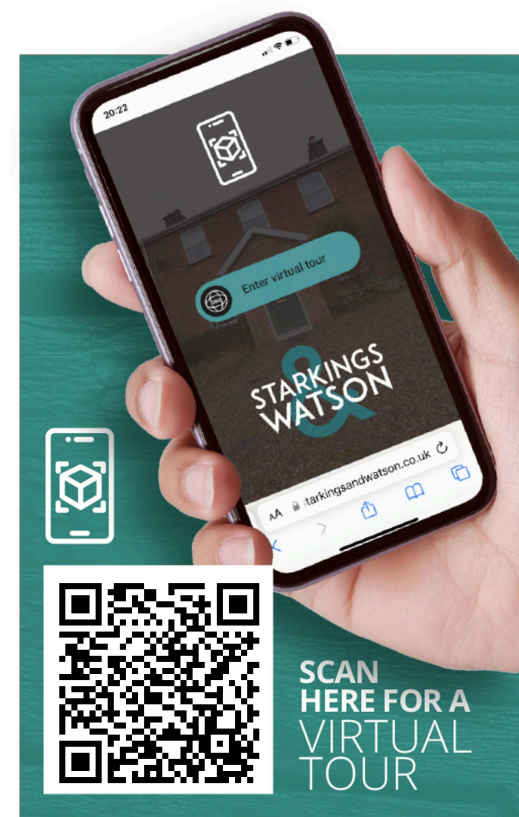
## FIND US

Postcode : NR13 5LD

What3Words : ///overdrive.pavilions.acted

## VIRTUAL TOUR

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



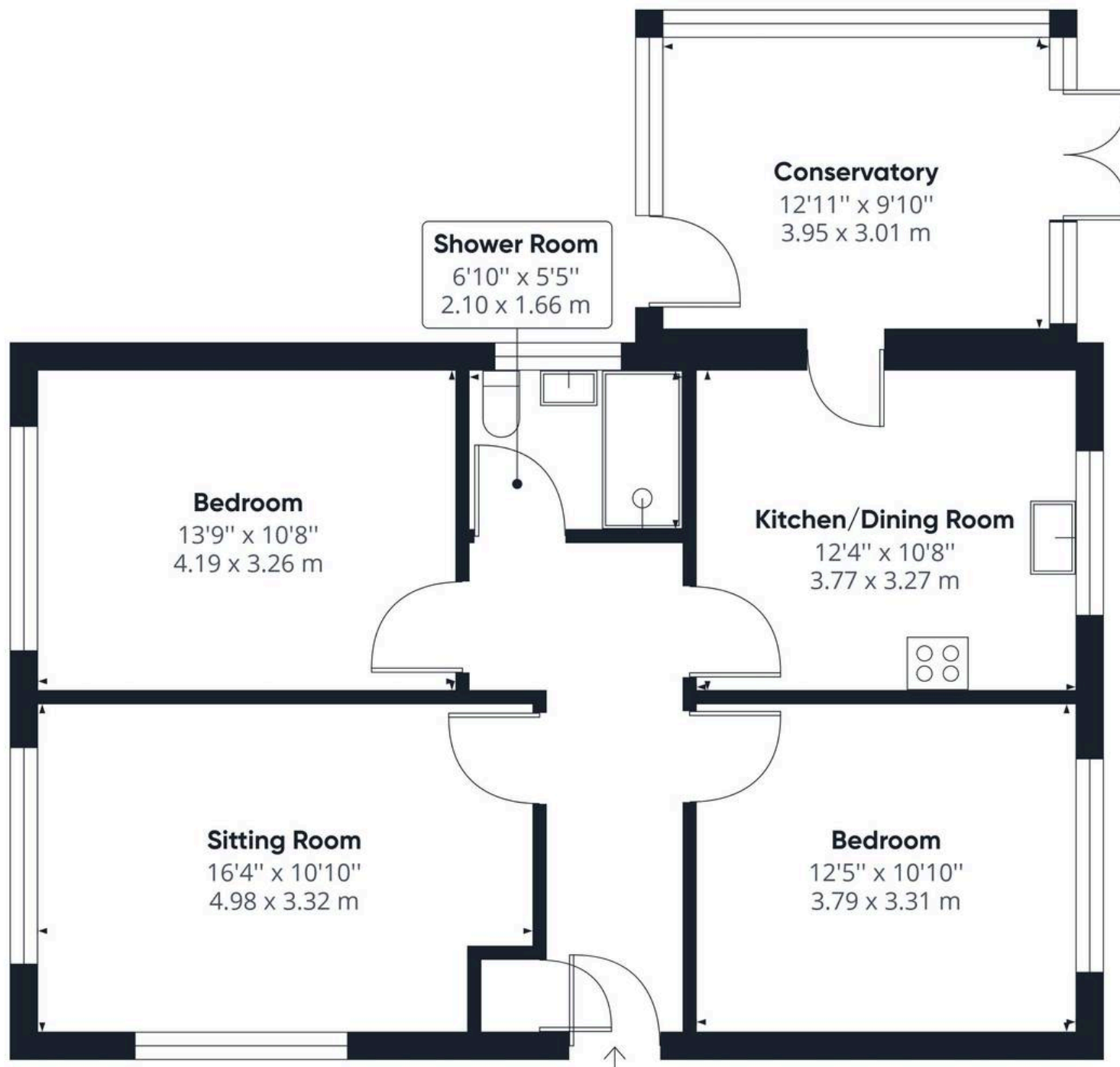




## THE GREAT OUTDOORS

The rear garden is enclosed with timber fenced boundaries, being low maintenance and laid to shingle. Planted borders can be found to two sides, with gated access to front and a useful timber built storage shed.





Approximate total area<sup>(1)</sup>

862.49 ft<sup>2</sup>

80.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.