

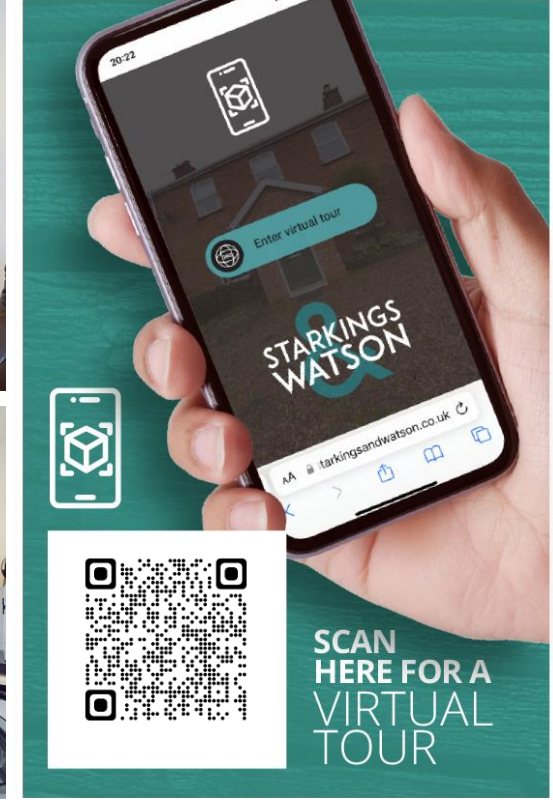
BRIGHAM CLOSE

Brundall, Norwich NR13 5QL

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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- No Chain!
- Detached Bungalow
- Cul-De-Sac Setting
- Recently Updated & Modernised
- Sitting Room & Conservatory
- Two Double Bedrooms
- Re-fitted Shower Room
- Enclosed Gardens & Garage

IN SUMMARY

NO CHAIN. This DETACHED BUNGALOW enjoys a cul-de-sac setting, with a pleasant setting OVERLOOKING GREEN SPACE. Updated and modernised, with various new windows installed in 2022, a new central heating boiler and water softener, the property is presented in MOVE-IN CONDITION. The accommodation includes a hall entrance, with a 17' SITTING ROOM, modern KITCHEN, conservatory, TWO BEDROOMS and SHOWER ROOM. The GARAGE is adjoining, offering further parking at the end of the tandem driveway. To the outside, the GARDEN is private and NON-OVERLOOKED, with an area of LAWN and PATIO.

SETTING THE SCENE

Tucked at the end of a cul-de-sac overlooking green space, a front garden offers various shrubbery and hedging, with a hard standing driveway offering tandem parking and garage access.

THE GRAND TOUR

Heading inside, the hall entrance is carpeted and includes a useful built-in storage cupboard. The two bedrooms sit towards the front of the property, both with fitted carpet and uPVC double glazing to front. Adjacent is a modernised shower room, complete with aqua board splash backs and storage under the sink unit. The sitting/dining room is centred on a feature fire place with fitted carpet running under foot, including French doors onto the rear patio and garden. The kitchen offers a modern range of wall and base level units, including square edge work surfaces and an inset gas hob with a built-in electric oven. There is space for a dining table, whilst a window and door face to the rear conservatory, complete with tiled flooring and French doors onto the rear garden.

THE GREAT OUTDOORS

Heading outside the garden is laid to lawn with enclosed walled and fenced boundaries, with two pathways leading to a patio area. Shingled borders can be found to both sides, with outside power and garage access. The garage is complete with an up and over door to front, power and lighting.

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.



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The property is located close to the A47, but within a short walk of the local Co-op food store.

FIND US

Postcode : NR13 5QL

What3Words : ///cringes.hillside.slowly

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.

Excluding balconies and terraces

Approximate total area™
874.29 ft²
81.22 m²

