

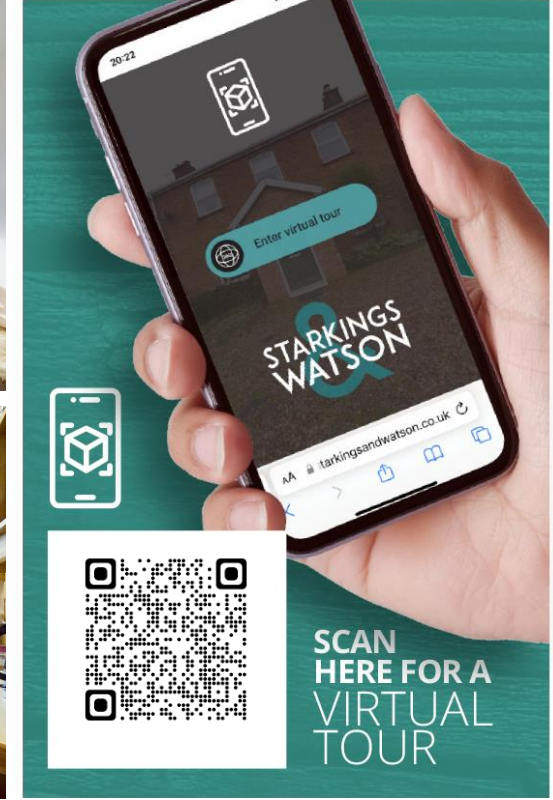
CUCUMBER LANE

Brundall, Norwich NR13 5QY

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
&
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- No Chain!
- Detached Bungalow
- Approx. 0.20 Acre Plot (stms)
- Potential to Update & Modernise
- Kitchen/Breakfast Room
- Three Bedrooms
- Shower Room
- Walking Distance to Amenities

IN SUMMARY

NO CHAIN. Occupying a PROMINENT 0.20 ACRE PLOT (stms), this detached bungalow offers POTENTIAL to EXTEND and MODERNISE (stp), whilst being SITUATED within WALKING DISTANCE to local amenities and transport links. Set back from the road with AMPLE PARKING and a GARAGE, the bungalow extends to 890 Sq. ft (stms), with a hall entrance, 12' BAY FRONTED SITTING ROOM, kitchen/breakfast room, THREE BEDROOMS, shower room, sun room and utility cupboard. The EXTERIOR is a real feature, offering EXTENSIVE GARDENS with a fantastic opportunity to landscape or re-purpose the space, enjoying its PRIVATE SETTING.

SETTING THE SCENE

Set back behind a brick wall and fenced front boundary, access leads to the side driveway, providing tandem parking and access to the rear. The front garden is ready for landscaping, with various raised beds in situ. Access leads to the enclosed rear garden and main entrance.

THE GRAND TOUR

Once inside, a carpeted hall entrance leads to all the main rooms, starting with the bay fronted sitting room on your right. Including a feature fireplace and tiled hearth, a large window offers views to front, with high ceilings above. Heading up the hall, the three bedrooms lead off, all finished with fitted carpet and double glazing, whilst being big enough for double beds. The shower room has been modernised, offering a three piece suite, including a hand wash basin with storage under, double shower cubicle with an electric shower, tiled splash backs and heated towel rail. To the rear of the bungalow is the kitchen/breakfast room - complete with a range of kitchen units, two built-in storage cupboards, integrated cooking appliances and space for a small table. The rear sun room is a versatile space, with windows and door to rear, and a walk-in utility cupboard providing space for laundry appliances.

THE GREAT OUTDOORS

Heading outside, the garden still includes a variety of hard landscaping and borders, along with a variety of timber built storage buildings. Mainly laid to lawn, the garden is enclosed with timber panelled fencing, with huge potential to landscape the space.

OUT & ABOUT

The property is situated at the centre of 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 the Train station, Village Shops,



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Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

FIND US

Postcode : NR13 5QY

What3Words : ///goose.joins.regard

VIRTUAL TOUR

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

AGENTS NOTE

The property utilises a septic tank.

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:



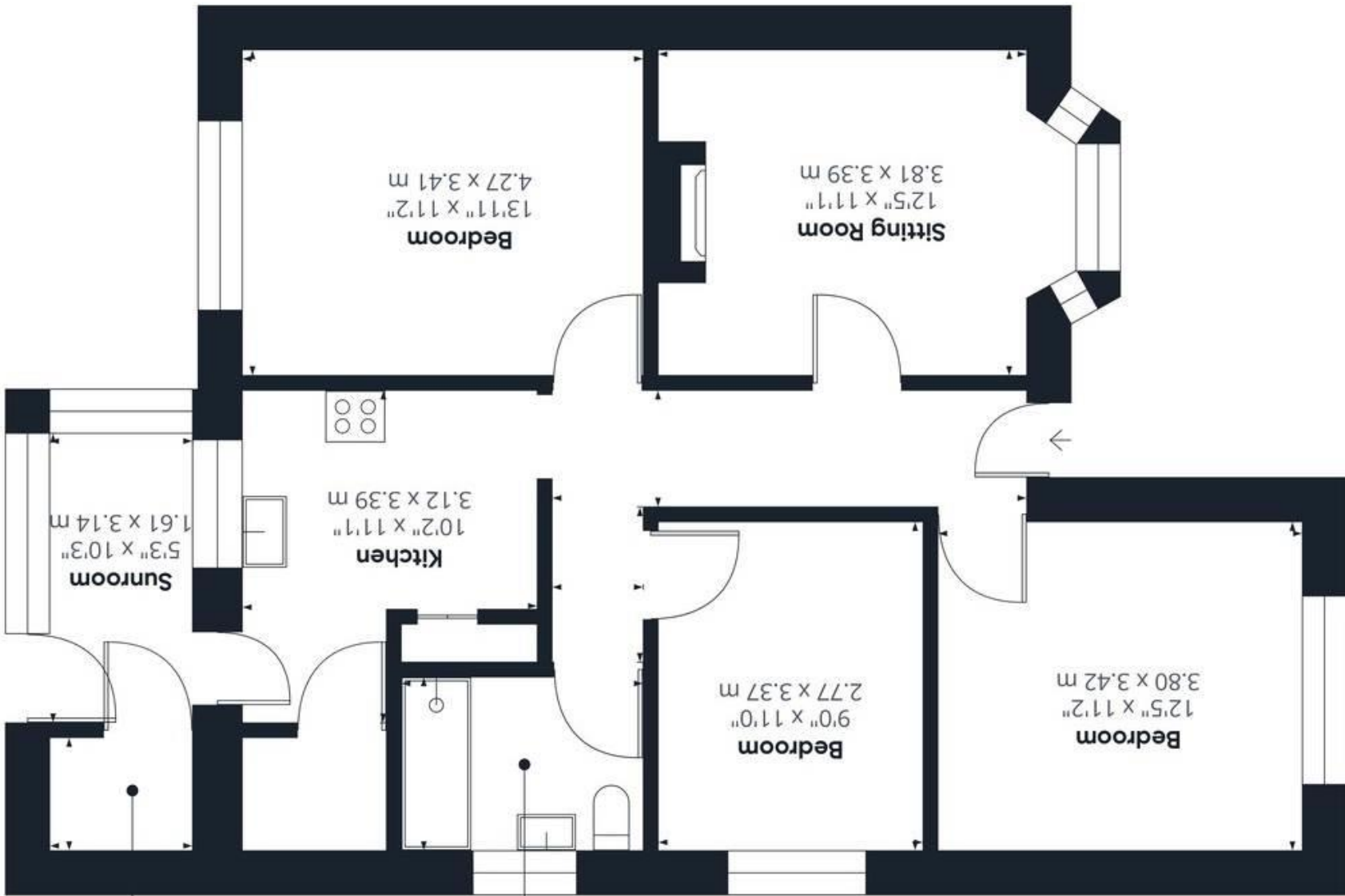
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GIRAFFE 360

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

(1) Excluding balconies and terraces



Approximate total area^m
891.29 ft²
82.8 m²

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