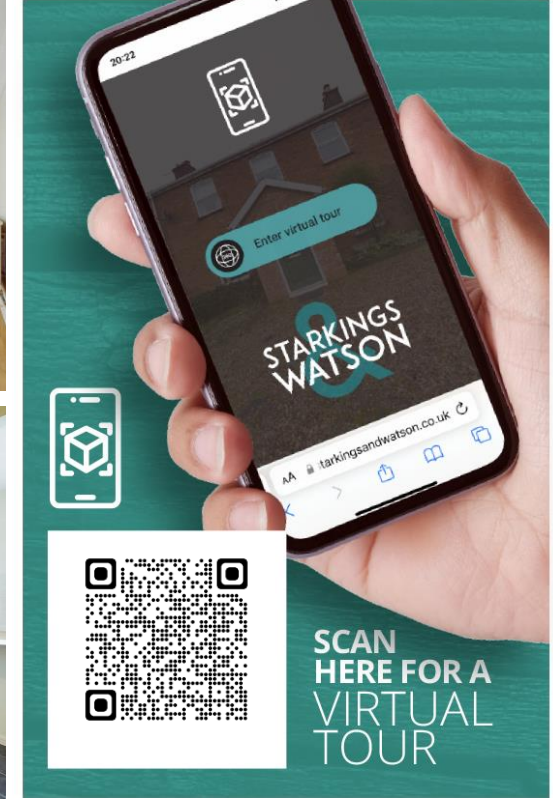


# ST. LAURENCE AVENUE Brundall, Norwich NR13 5QN

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

- No Chain!
- Detached Bungalow with Potential
- South Facing Gardens
- Sitting/Dining Room
- Three Bedrooms
- Family Bathroom with Storage
- Walking Distance to Amenities
- Garage & Ample Parking

### IN SUMMARY

NO CHAIN. This detached bungalow enjoys a SOUTH FACING PLOT and is ready for a new buyer to put their own style into the property. With POTENTIAL to EXTEND or RE-DECORATE (stp), various major upgrades were included in 2014, including a FULL electrical RE-WIRE. The plot is a great size, encompassing ample parking, a single GARAGE and RE-FENCED REAR GARDEN. Situated within WALKING DISTANCE to a WHOLE HOST of AMENITIES, the spacious SITTING/DINING ROOM of over 16' is perfect for both a family and DOWNSIZER. The accommodation comprises a hall entrance, THREE FRONT FACING BEDROOMS, family bathroom with STORAGE, sitting/dining room and 12' KITCHEN.

### SETTING THE SCENE

Sitting next to similar single storey homes and opposite a handful of detached houses, this quiet residential location is the perfect setting. Set back from the road behind a brick-weave driveway, ample parking can be found - both side by side and in tandem. Access leads to the garage, with a planted

frontage and raised brick built front bed.

### THE GRAND TOUR

The uPVC double glazed entrance door takes you into a hall entrance with wood effect flooring, electric fuse box and loft access hatch. Doors lead off to most rooms, starting with the three bedrooms which all enjoy a front facing aspect. Each bedroom is carpeted, double glazed and finished with a radiator via the central heating. Opposite sits the family bathroom, a spacious room with a built-in cupboard, and ample space to re-purpose the room and introduce a separate shower is desired. At present a white three piece suite is installed with tiled splash backs. The sitting room also offers a wood effect flooring with ample room for soft furnishings and a table. Sliding patio doors lead to the garden, with an opening to the fitted kitchen - with garden views. This extended room offers space for all white goods and an electric oven. Tiled splash backs and tiled effect flooring run through the room, with a window and door to the garden, and the wall mounted gas fired central heating boiler.

### THE GREAT OUTDOORS

The south facing rear garden is fully enclosed with timber panelled fencing and brick walling, with an area of lawn in the centre, raised beds and a patio area. Access leads to the garage which includes an up and over door to front, door to side, power and lighting.



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### OUT & ABOUT

The Broadland Village of Brundall is located East of the Cathedral City of Norwich, having excellent transport links via Road and Rail. The Village itself has an abundance of amenities including Village Shops, Post Office, Primary School, Doctors' Surgery and Public Houses. Brundall is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

### FIND US

Postcode : NR13 5QN

What3Words : ///surcharge.carriage.burn

### 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.

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>  
780.25 ft<sup>2</sup>  
72.49 m<sup>2</sup>

