

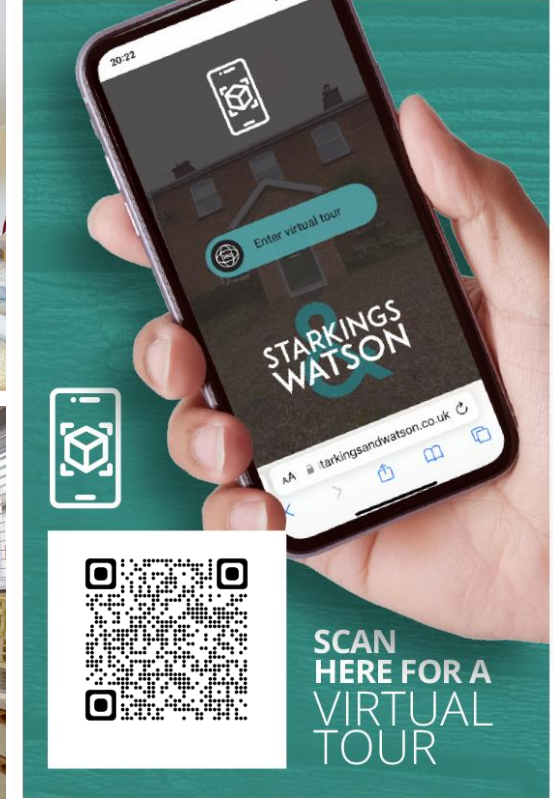
HIGHFIELD AVENUE

**Brundall, Norwich NR13 5LE**

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!
- Semi-Detached Bungalow
- Prominent Residential Location
- Potential to Update & Modernise
- 20' Sitting/Dining Room
- 14' Kitchen
- Two Bedrooms
- Enclosed & Well Stocked Gardens

### IN SUMMARY

NO CHAIN. This MUCH LOVED HOME occupies a HIGHLY DESIRABLE LOCATION within the village of Brundall. Whilst ready to move in, this semi-detached bungalow would benefit from a host of upgrades, capitalising on the SOUGHT AFTER LOCATION and GENEROUS PLOT. Internally the property offers a HALL ENTRANCE, 20' SITTING/DINING ROOM with a feature fireplace housing the gas fire and back boiler, 14' KITCHEN, side porch, TWO DOUBLE BEDROOMS and family bathroom. Extending close to 700 Sq. ft (stms), the bungalow is situated within WALKING DISTANCE to excellent local amenities and transport links, whilst offering ample tandem PARKING on the driveway, leading to the SINGLE GARAGE.

### SETTING THE SCENE

A lawned frontage and fenced front border sets the property back from the road, with a tandem hard standing driveway which leads to the main property, side porch, gated rear garden and garage. Sitting next to similar properties, Highfield Avenue leads to both the centre of Brundall, but also Blofield.

### THE GRAND TOUR

The main entrance hall is carpeted and includes the loft access hatch. Doors lead of to both bedrooms which sit to the front of the property, with uPVC double glazed windows to Highfield Avenue and the front gardens. Both finished with carpet, the main bedroom includes a full run of built-in wardrobes. The family bathroom includes a three piece suite with a shower over the bath, and further useful airing cupboard. Open plan living can be enjoyed in the sitting/dining room, with a large uPVC double glazed picture window onto the rear garden. A back boiler sits in the feature fire place, with a door to the kitchen. Including storage cupboards to both sides, there is ample storage and work surface space, with room for a gas cooker, fridge and washing machine. Tiled splash backs run around the splash backs, with a further window to rear, door to the side porch and built-in pantry cupboard.

### THE GREAT OUTDOORS

Heading outside a side gate leads to the garden, a well-stocked sunny haven. Enclosed with timber panelled fencing, the garden is mainly laid to lawn, but includes various shrubbery and hedging. Sweeping across the rear of the bungalow is a full width patio, whilst access leads to the garage, complete 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



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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 5LE

What3Words : ///apparatus.avid.martini

#### 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>  
693.42 ft<sup>2</sup>  
64.42 m<sup>2</sup>

