

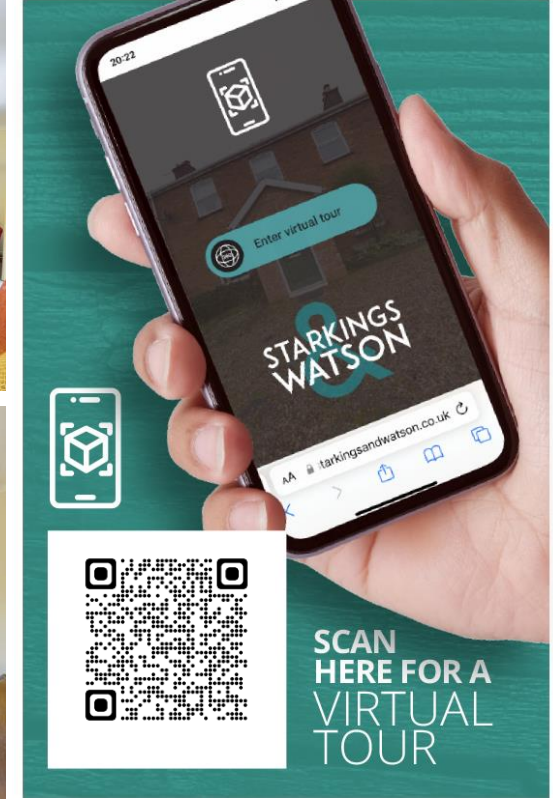
STRUMPSHAW ROAD

**Brundall, Norwich NR13 5PA**

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

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**STARKINGS  
&  
WATSON**

- No Chain!
- Detached Bungalow
- Car Port & Garage
- Private Non-Overlooked Gardens
- Over 1650 Sq. ft (stms)
- Two Reception Rooms
- Four Bedrooms
- En Suite & Family Bathroom

#### IN SUMMARY

NO CHAIN. TUCKED AWAY on a PRIVATE DRIVEWAY, this detached bungalow offers over 1650 Sq. ft (stms) of accommodation with a PRIVATE NON-OVERLOOKED GARDEN, ample parking, CAR PORT and GARAGE. Presented in IMMACULATE CONDITION the property is HIGHLY FLEXIBLE with OPTIONS for ANNEXE LIVING, multi-generational living and blended families. The HALL ENTRANCE leads to the 20' SITTING ROOM which creates the hub of the home, with a sun room, and DINING ROOM leading off - with the KITCHEN adjacent which could be made OPEN PLAN if required. The BEDROOM ACCOMMODATION sits to one end, with FOUR SPACIOUS BEDROOMS, three with BUILT-IN WARDROBES, and the main bedroom with an EN SUITE SHOWER ROOM. The family bathroom includes a shower and serves the other bedrooms. Outside, the GARDEN stretches across the rear, LAID TO LAWN and FULLY ENCLOSED.

#### SETTING THE SCENE

Situated at the end of a private driveway, a low level brick wall encloses the well-stocked and planted front

boundary. A shingle driveway offers off road parking for several vehicles, with access to the garage and car port. A further shingled garden leads across the front, with access to the main entrance door, and double gates to the rear garden.

#### THE GRAND TOUR

Heading inside a uPVC double glazed entrance door takes you to the welcoming hall entrance, complete with fitted carpet, built-in storage cupboard and loft access hatch. The sitting room leads to your right, centred on a feature fire place, with fitted carpet underfoot and window facing to rear. A double glazed sliding patio door takes you to the lean to sun room, with an opening to the dining room which faces to front. The sun room offers garden views, and an ideal retreat in the summer months. The kitchen and dining room sit adjacent to one another, with options to create an open plan kitchen/dining space if required. The range of wall and base level kitchen units from a u-shape, with space for general white goods, and an inset gas hob with eye level electric double oven. Work surfaces can be found on all walls, with an area ideal as a breakfast bar. A useful side door takes you to the car port and garage. Back into the hall, the bedroom accommodation can be found at the other end of the bungalow. The family bathroom is ideal for guests also, with a five piece suite including a separate bath and shower, with wood effect flooring and tiled splash backs. Three of the four bedrooms include built-in wardrobes, with the one without being finished with wood flooring making it a versatile space for various uses. The main



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bedroom enjoys an en suite shower room with tiled splash backs and wood effect flooring.

### THE GREAT OUTDOORS

The rear garden is laid to lawn with enclosed boundaries and a range of mature planting to all sides. The patio leads from the sun room, where a patio area is secluded and sits behind wrought iron gates at the rear of the car port. The garage includes a door to front, door to side, and window to rear, with 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. The property is located close to the A47, but within a short walk of the local Co-op food store.

### FIND US

Postcode : NR13 5PA

What3Words : ///grunt.piano.fond

### VIRTUAL TOUR

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

### AGENTS NOTES

A shared responsibility exists for the upkeep of the driveway.

**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™**  
 1657.53 ft<sup>2</sup>  
 153.99 m<sup>2</sup>

