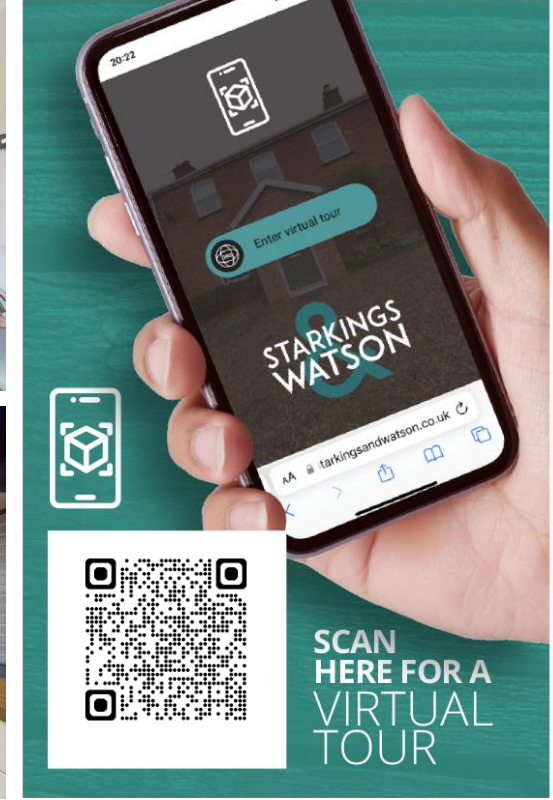


BRAYDESTON CRESCENT Brundall, Norwich NR13 5LD

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Semi-Detached Chalet
- Updated & Modernised Interior
- Dual Aspect Sitting Room
- Re-fitted Kitchen/Dining Room
- Two Double Bedrooms
- Renovated Family Bathroom
- Walking Distance to Shops & Schools
- Wrap Around Lawned Gardens

IN SUMMARY

With an EXTENDED and MODERNISED INTERIOR, this semi-detached CHALET occupies a PROMINENT CORNER PLOT with a LARGE DRIVEWAY and PRIVATE GARDENS. Ready to MOVE-IN, the property is finished with gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING, along with a STRIKING INTERNAL DECOR. The property is set back and accessed via a GREAT SIZED HALL including a LARGE BUILT-IN CUPBOARD, leading to the DUAL ASPECT 19' SITTING/DINING ROOM and 19' HIGH SPECIFICATION FITTED KITCHEN. Upstairs, TWO DOUBLE BEDROOMS lead off the landing along with a renovated FAMILY BATHROOM - complete with a shower over the bath. Outside, a newly laid PATIO extends from the rear, with WRAP AROUND LAWNED GARDENS to side and rear.

SETTING THE SCENE

Set back from the road with a large shingled frontage, a mature planted front border encloses the drive, with gated access to the rear garden and a front door heading inside.

THE GRAND TOUR

With wood effect flooring under foot, a full height storage cupboard can be found to the left hand side, with the stairs to the first floor opposite, and further storage under the stairs. Heading to the right, the wood effect flooring continues into the sitting/dining room, boasting a dual aspect view with uPVC double glazed window to front and French doors to rear. There is ample space for soft furnishings and a dining table. The kitchen/breakfast room also enjoys dual aspect view, with a newly installed kitchen including wood effect square edge work surfaces and matching up-stands. With ample storage built-in, there is space for an electric cooker - complete with tiled splash backs and extractor fan above, along with an integrated fridge/freezer and dishwasher. Space is provided for laundry appliances, with built-in bins, and a cupboard enclosing the electric fuse box. Heading upstairs, the carpeted landing leads to both double bedrooms - one boasts a dual aspect and built-in eaves storage, and the other a window to front with built-in wardrobes. The renovated family bathroom sits in the middle, complete with a white three piece suite, built-in storage and a shower over the bath.

THE GREAT OUTDOORS

The rear garden wraps around the property, laid to lawn with enclosed timber panelled fencing. A raised patio leads out from the sitting room, leading to a side patio area. Various planting and shrubbery can be enjoyed in the garden, with gated access to front.



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Brundall Office on **01603 336556**



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 5LD

What3Words : ///pills.replenish.evoked

VIRTUAL TOUR

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

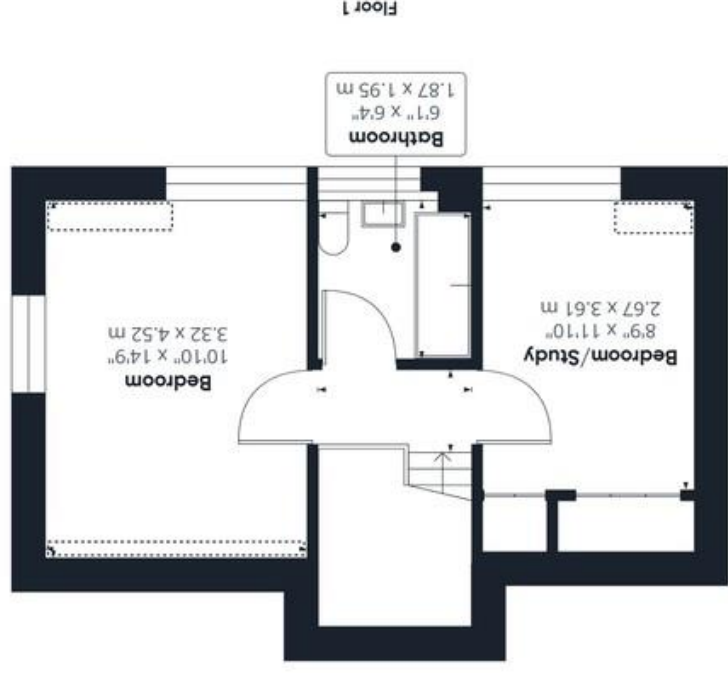
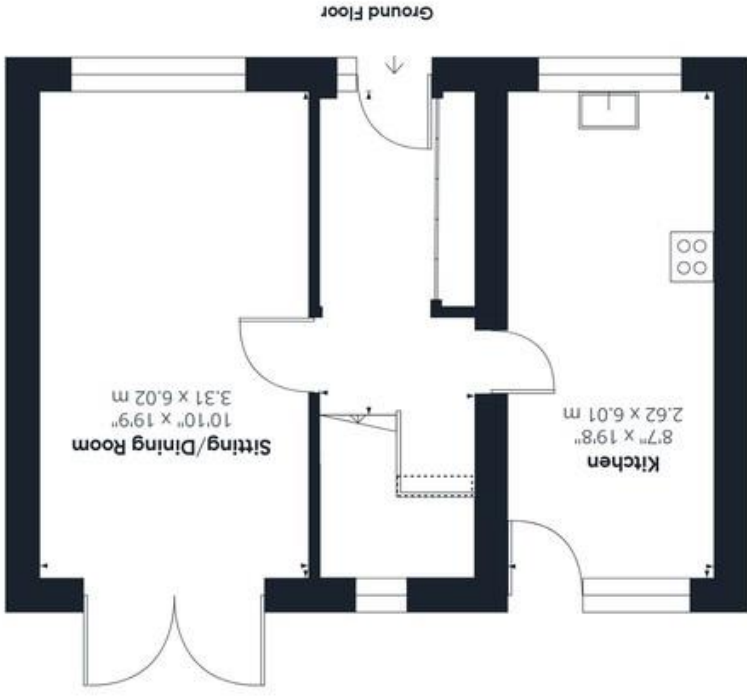
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area^m

866.19 ft²

80.47 m²

Reduced bedroom

19.51 ft²

1.81 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

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.