

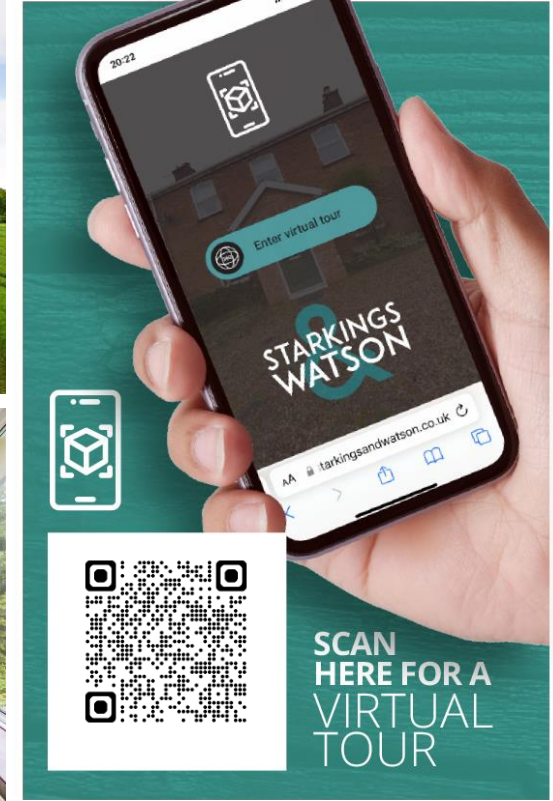
POSTWICK LANE

Brundall, Norwich NR13 5RQ

Freehold | Energy Efficiency Rating : D

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

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**STARKINGS
&
WATSON**

- No Chain
- 993 Sq. ft (stms) Detached Bungalow
- Potential to Update & Modernise
- Hall Entrance with Storage
- 14' Sitting Room with Rural Views
- Kitchen & Separate Utility Room
- Three Bedrooms
- Up to 1/4 Acre Plot (stms)

IN SUMMARY

NO CHAIN. This DETACHED BUNGALOW occupies a RURAL SETTING between Brundall and Postwick. Extending to 993 Sq. ft (stms), the property REQUIRES UPDATING and MODERNISATION, with POTENTIAL to EXTEND (stp). The OVERALL PLOT can extend to approximately 1/4 acre (stms), with the rear section of hard standing currently subject to a licence to occupy. The ENCLOSED PLOT is visible on site and is included in full, including a timber built garage. The accommodation comprises a HALL ENTRANCE with storage, 14' SITTING ROOM with rural views, 14' KITCHEN/DINING ROOM overlooking the GARDENS and FIELD, separate UTILITY ROOM with boiler room, THREE BEDROOMS and the family bathroom.

SETTING THE SCENE

Fronting Postwick Lane, a shared access leads to the side of the bungalow, where the timber access gate and garage can be found. At present there is no formal off road parking, but a timber fence and gate leads to the side garden, with ample space and room to create a driveway. The gardens wrap around the

property, with part of the plot at the rear, including an area of hard standing, available as part of the purchase if required.

THE GRAND TOUR

Heading in the front uPVC double glazed entrance door, a built-in cloaks cupboard can be found, along with a loft access hatch. Doors lead off, starting with the front facing sitting room. Finished with fitted carpet, a feature fireplace can be found, with uPVC double glazed windows to front and side. The kitchen overlooks the garden with field views beyond, whilst offering a range of wall and base level units, with space for cooking and general appliances. There is ample room for a dining table, with wood effect flooring underfoot, and a further range of built-in cupboards. A walk-in pantry leads off, along with a separate utility room, with a side access door, sink unit and built-in cupboard housing the central heating boiler. Back to the hall, the three bedrooms lead off, two finished with built-in double wardrobes. The family bathroom offers a three piece suite with tiled splash backs and a mixer shower tap over the bath.

THE GREAT OUTDOORS

The gardens wrap around the property, with a mixture of planting and enclosed fenced and hedge boundaries. To extend the plot to 1/4 acre, a section of garden beyond the rear fence will be included, but on the basis of being let on a licence to occupy whilst the adjacent building work is completed on the barn. This area of grounds offers further hard standing and



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leads directly onto the fields beyond.

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 5RQ

What3Words : ///flute.form.slows

VIRTUAL TOUR

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

AGENTS NOTE

The property is sold on a freehold basis. The enclosed gardens are included in full, with a section of garden beyond the rear fence offered on the basis of being let on a licence to occupy whilst the neighbouring barns being converted. Potential purchasers with a mortgage will need to seek advice on their ability to buy with this situation in place.

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
 993.19 ft²
 92.27 m²

