



**£395,000**  
**Asking Price**

**3 Bedrooms**  
**1 Reception Room**  
**1 Bathroom**

**Long Meadow, Brundall, Norwich, NR13 5LY**



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR  
**01603 432000**

This impressive, detached 3 bedroomed bungalow has been well maintained over recent years and enjoys a lovely position in this quiet cul de sac adjacent to The Street in Brundall, with excellent access to local shops, amenities and public transport, including train and bus connections, along with excellent road links to the A47, Southern Bypass, Broadland Northway and Norwich's city centre. The property offers well-proportioned accommodation with an overall square footage of 1,012 with a double aspect through lounge/dining room, fitted kitchen, utility room, shower room and separate wc. It features double glazed windows and doors, gas central heating and benefits from a mature generous garden that wraps around the property, also providing driveway/parking and a detached garage. The property offers scope to further extent and improve subject to buyer's requirements and the necessary planning permission being granted. Early viewing is recommended to appreciate the property and its excellent location.

Double glazed UPVC sliding door to

ENTRANCE PORCH. Quarry tiled floor. Double glazing UPVC door to.

HALL. Radiator, loft access. Built in double airing cupboard with hot water tank and gas boiler. Built-in double cloaks cupboard. Doors to bedroom 1, 2, 3, shower room, separate WC, kitchen and lounge/dining room.

LOUNGE/DINING ROOM. Open brick fireplace with tiled hearth and mantle over, 2 radiators, sealed unit double glazed bay window to front. Serving hatch to kitchen. Double glazed patio door to rear garden.

KITCHEN. Fitted comprising stainless steel single drainer sink unit with mixer tap, fitted work surfaces with base and eye level units, built-in electric hob and oven, sealed unit double glazed window to rear. Part glazed door to

REAR ENTRANCE LOBBY. UPVC door to rear garden. Door to

UTILITY ROOM. Plumbing for automatic washing machine, sealed unit double glazed window to side.

BEDROOM 1. Radiator, sealed unit double glazed window to front. Built in double wardrobe.

BEDROOM 2. Radiator, sealed unit double glazed window to rear. Built-in double wardrobe.

BEDROOM 3. Radiator, sealed unit double glazed window to front.



**SHOWER ROOM.** White suite comprising shower cubicle with mains shower, vanity mounted wash hand basin, radiator, sealed unit double glazed window to rear, part tiled walls, and splashbacks boards to the shower walls.



**SEPARATE WC.** WC, radiator, sealed unit double glazed window to rear.

**OUTSIDE.** Lawned front garden divided across 2 areas, flower and shrub beds. Driveway to the side with turning area and leading onto a

**DETACHED GARAGE** with up and over door, light and power.

Enclosed side and rear garden, laid to lawn divided into two sections, flower and show beds inset trees, paved patio area. Access to both sides of the property via gates.



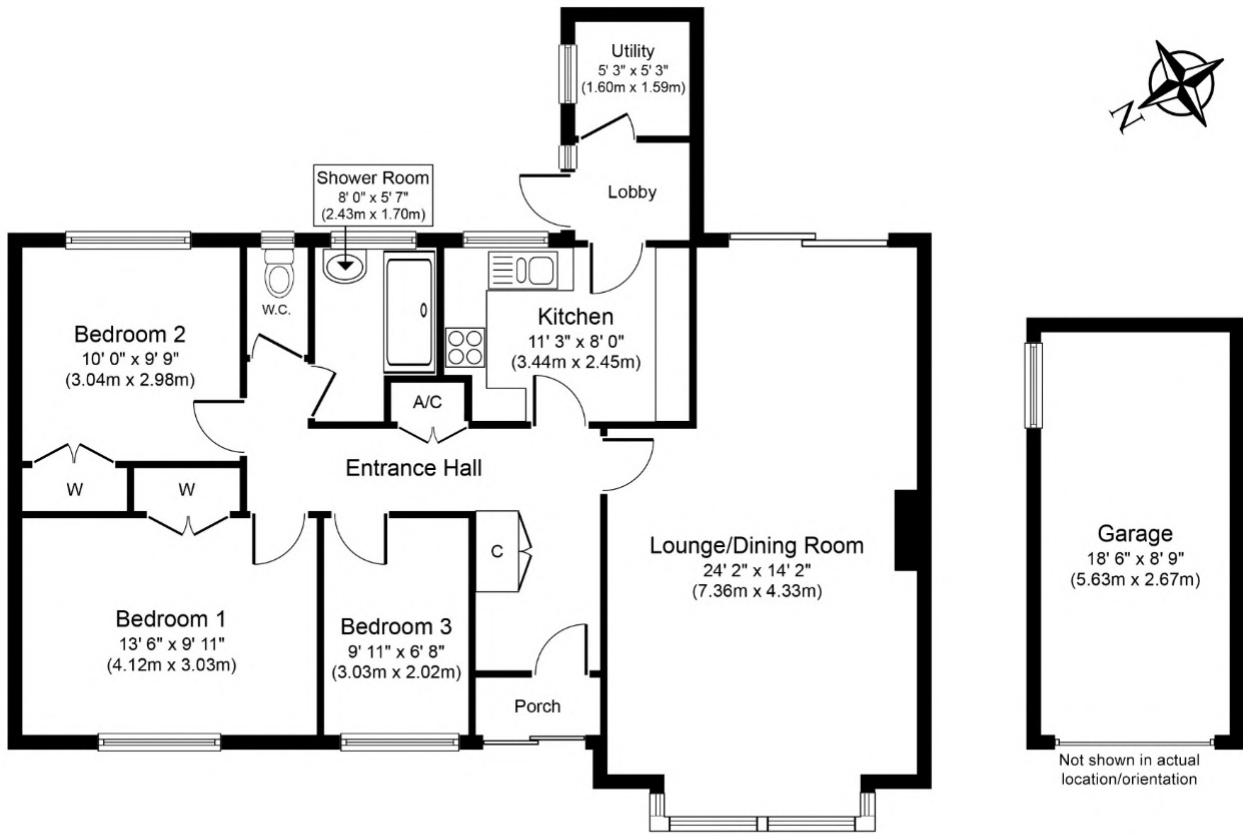
**EPC Rating:**  
D

**Council Tax:**  
Band C

**Local Authority:**  
Broadland District Council

**Tenure:**  
Freehold





**Approximate Floor Area**  
**1,012 sq. ft.**  
**(94.1 sq. m.)**

**Garage**  
**Approximate Floor Area**  
**160 sq. ft.**  
**(14.9 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT:**

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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