

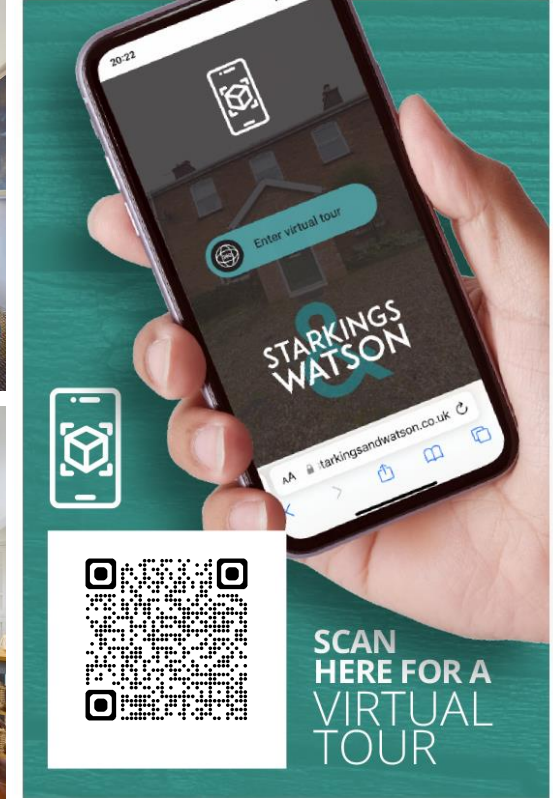
HIGHFIELD AVENUE

Brundall, Norwich NR13 5NT

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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STARKINGS
WATSON

- 1920's Period Home
- Central Village Location Adjacent to Fields
- Walking Distance to Amenities
- Two Reception Rooms
- Kitchen/Dining Room
- Three Bedrooms
- Private South West Facing Gardens
- Sweeping Driveway & Garage

IN SUMMARY

This 1920's semi-detached home occupies a MATURE and ESTABLISHED 0.22 ACRE PLOT (stms), within walking distance to a full range of amenities. Nestled behind mature Fir Trees, a LARGE PRIVATE DRIVEWAY leads to the property and the SOUTH WEST FACING GARDEN beyond. The property is IMMACULATE in its PRESENTATION having been well maintained, including replacement SASH WINDOWS and roofing works, whilst enjoying a flexible and OPEN PLAN feel to the GROUND FLOOR, with the POTENTIAL to EXTEND (stp) to the side and rear. Over 1100 Sq. ft (stms) of accommodation can be found inside the property, with an inviting and CHARACTERFUL FEEL. The hall entrance sits to the side of the property, leading to the ground floor bedroom/study and 17' KITCHEN/DINING ROOM including a built-in PANTRY and STABLE DOOR to the rear. Glazed DOUBLE DOORS open to a 12' sitting room and 15' FAMILY ROOM beyond, with the LARGE FAMILY BATHROOM tucked off the inner hall. Upstairs, THREE BEDROOMS lead off the landing.

SETTING THE SCENE

Timber gates lead from the road where a shingle driveway is adorned with a range of mature planted borders. With ample parking and turning space, a mature Fir Tree can be found to front, with a lawned frontage and garage beyond.

THE GRAND TOUR

Stepping inside, a hall entrance creates the perfect meet and greet space, with access to the kitchen and ground floor study/bedroom. Ideal as a private setting whether needing a bedroom away from the main house or a home office for visitors, the study is carpeted and includes a window to side. The kitchen is a large open plan room, with space for an island, and a recessed dining area which sits under a velux window. The kitchen units allow space for an electric cooker and general white goods including a washing machine, dishwasher and fridge freezer. A walk-in pantry provides great storage, with a useful stable door to the rear garden. Heading through the glazed double doors, the sitting room beyond is centred on a feature fireplace and is open plan to the family room - complete with windows to front and French doors to side. A useful cupboard or small study space includes shelving and storage with a window to side. The inner hall includes the stairs to the first floor, with a door to the ground floor bathroom. A large room with a three piece suite, tiled splash backs are fitted, with a mixer shower tap over the bath, and potential to include a separate shower cubicle. Upstairs wood flooring runs through the bedrooms and landing, with two of the bedroom's comfortable doubles in size.



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The main bedrooms sits to the rear with garden views and a built-in wardrobe.

THE GREAT OUTDOORS

Heading outside, a large patio enjoys a private aspect with views across the cottage style garden. Open access leads to the frontage and driveway, with a pathway heading up the garden. Opening up to a larger lawned expanse, mature borders run to both sides, with a further seating area at the far end.

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 5NT

What3Words : ///emperor.handbags.freely

VIRTUAL TOUR

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

AGENTS NOTE

Whilst the vendor believes the impact will be minimal, potential should be aware of a development of residential properties which is taking place at the end of the garden.

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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STARKINGS WATSON
HYBRID ESTATE AGENTS

Approximate total area^m
1104.36 ft²
102.6 m²

Reduced headroom
3.46 ft²
0.32 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.9ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

