

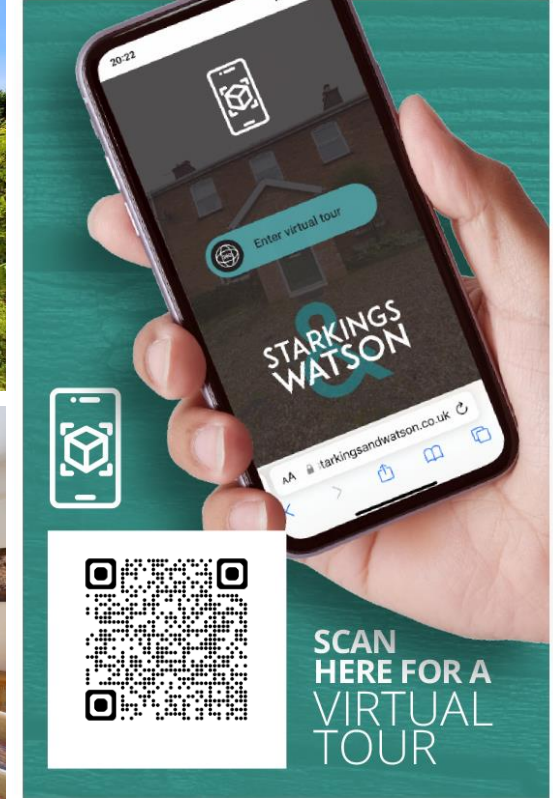
STRUMPSHAW ROAD

Brundall, Norwich NR13 5PG

Freehold | Energy Efficiency Rating : E

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

FOR SALE
PROPERTY



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**STARKINGS
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WATSON**

- Detached Cottage Home
- Approx. 0.27 Acre Plot (stms)
- Sitting Room with Feature Fire Place
- Open Plan Kitchen/Dining Room with Utility
- Study/Bedroom & Garden Room
- Two First Floor Double Bedrooms
- Family Bathroom with Shower
- Garage & Ample Parking with Gated Area

IN SUMMARY

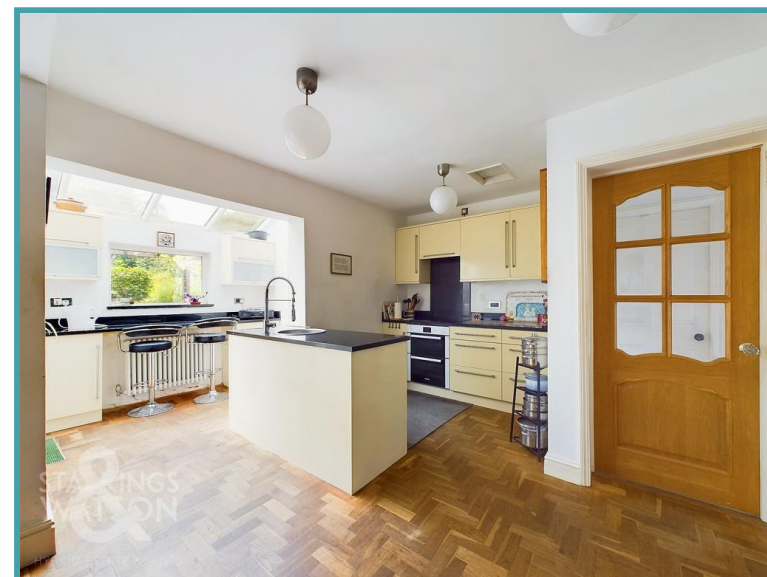
Sitting on the FRINGES of the village, this DETACHED CHARACTER COTTAGE sides onto Strumpshaw Road with a 0.27 ACRE PLOT (stms). With WELL STOCKED GARDENS and a SECLUDED SETTING, this detached home dating back to the 1880's offers a FLEXIBLE LAYOUT and HUGE POTENTIAL. The internal layout is ideal for those seeking EXCELLENT LIVING SPACE, including a PORCH and HALL ENTRANCE, L-SHAPED CONSERVATORY/GARDEN ROOM, sitting room with WOOD BURNER and OPEN PLAN BEDROOM/STUDY. The KITCHEN/DINING SPACE is an entertainers dream, including a BREAKFAST ROOM with VIEWS to the rear garden. A separate UTILITY ROOM and SHOWER ROOM lead off to the rear. The OVERALL size is over 1470 Sq. ft (stms), with the upstairs being smaller, including TWO DOUBLE BEDROOMS and a FAMILY BATHROOM with SHOWER. The GARDENS can be found to FRONT and REAR, along with a PARKING AREA and SINGLE GARAGE. Huge POTENTIAL exists to REMODEL the parking space and utilising the GATED AREA beyond.

SETTING THE SCENE

The property sides onto the road with a driveway directly in front of the single garage. An area of grass next door allows for further parking, whilst a gate leads off, potentially allowing for vehicular access with some landscaping works. A pedestrian gate leads to the side of the property, where the front door can be found.

THE GRAND TOUR

The porch entrance is the ideal meet and greet space with an attractive tiled effect flooring under foot. A door takes you into the carpeted hall entrance where the stairs rise up to the first floor landing, with storage under and a period style column radiator. To your left, the ground floor bedroom/study leads off, with a mixture of carpet and wood flooring - whilst being centred on the garden views through the windows and door. Versatile in its use, this spacious room offers a variety of options. The kitchen/dining room sits at the heart of the home, with a modern fitted kitchen, and herringbone style flooring to keep the character feel. With a central island and recessed sink unit, an electric hob and double oven are integrated, whilst there is ample space for a dining table, focused on the feature wood burner. A breakfast room is open plan and sitting under a glazed roof, with a breakfast bar facing out onto the rear garden. The utility room is open plan and completed in a matching design whilst providing space for a washing machine, and a feature arched topped door to the rear garden. A useful three piece shower room leads off, with tiled walls and flooring,



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and built-in storage. An inner hall leads from the kitchen, leaving the main living space - starting with the sitting room. Finished with fitted carpet, a central fire place houses a cast iron wood burner, whilst French doors open to the conservatory garden room. In an L-shape layout, windows face to the side and rear, with French doors to the garden, tiling under foot and glazed roof lights above.

THE GREAT OUTDOORS

Gardens wrap around the property with extensive planting and huge potential to enjoy the south sun. The front garden is private and enclosed, with an area of patio leading from the conservatory entrance. The rear garden starts with a patio and timber pergola, whilst steps lead up to a raised garden, where further planting and seating can be found, along with a working garden and large timber shed.

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 5PG

What3Words : ///vampire.louder.spike

VIRTUAL TOUR

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

AGENTS NOTE

Solar panels are included and provide electricity for use via a rental scheme.

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™
 1474.43 ft²
 136.98 m²

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Floor 1

Bedroom 4.33 x 3.35 m
 14.2' x 10.1'

Bedroom 2.56 x 3.28 m
 8.4' x 10.8'

Bathroom 2.01 x 2.60 m
 6.6' x 7.1'

Ground Floor

Shower Room 2.00 x 1.51 m
 6.6' x 4.1'

Breakfast Room 2.42 x 1.56 m
 7.1' x 5.1'

Utility Room 2.71 x 1.54 m
 8.10' x 5.0'

Sitting Room 4.38 x 3.84 m
 14.4' x 12.7'

Sunroom 1.22 x 1.74 m
 4.0' x 5.8'

Conservatory 5.87 x 2.69 m
 19.3' x 8.9'

Entry 5.21 x 6.6'

Study 3.18 x 2.06 m
 10.5' x 6.9'

Bedroom/Family Room 3.90 x 5.21 m
 12.8' x 17.1'

Kitchen/Dining Room 6.78 x 3.34 m
 22.3' x 10.1'

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