

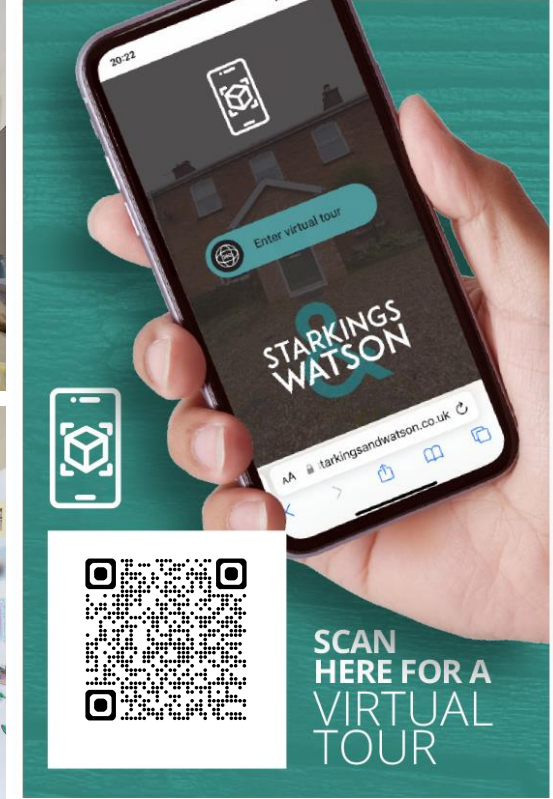
THE STREET

Brundall, Norwich NR13 5LB

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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- Extended Semi-Detached Home
- Close to 1400 Sq. ft (stms)
- Two Reception Rooms & Conservatory
- 21' L-Shaped Kitchen/Dining Room
- Three Bedrooms
- Garage & Parking
- Lawned Gardens with Patio Space
- Walking Distance to Shops & Schools

IN SUMMARY

Occupying a CENTRAL VILLAGE LOCATION with AMPLE PARKING and LAWNED GARDENS, this EXTENDED FAMILY HOME offers close to 1400 sq ft (stms) of ACCOMMODATION, with an INTEGRAL GARAGE, uPVC double glazing, gas fired central heating and SOLAR PANELS! A welcoming hall entrance offers STORAGE SPACE with doors to the cloakroom, sitting room, 21' L-SHAPED OPEN PLAN KITCHEN/DINING ROOM, family room and conservatory. The first floor offers THREE BEDROOMS and the family bathroom with a bath and shower. With GENEROUS PROPORTIONS and a FLEXIBLE LAYOUT, the property is located within WALKING DISTANCE to SCHOOLS and AMENITIES.

SETTING THE SCENE

Approached via an attractive slate driveway, ample parking is provided, with mature hedging and shrubbery to front, and a useful timber built bin store.

THE GRAND TOUR

Once inside, stripped wood flooring runs underfoot, with the stairs rising in front of you to the first floor. Doors lead off, including to the cloakroom with a two piece suite, with the hand wash basin set within vanity unit with storage cupboard under. The sitting room continues with stripped wood flooring, radiator, and uPVC double glazed window to front. To the rear of the property is the 21' kitchen/dining room offering a fantastic open plan space with a fitted range of wall and base level units with complimentary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap. There is space for a Range style cooker and a fridge freezer, with tiled splash backs and flooring fitted. There is ample space for a dining table with a matching dresser unit including a range of storage cupboards and glazed display cabinets. Doors lead to the garage, rear garden and adjacent family room. Wood flooring runs underfoot, with double doors into the conservatory - extending the living space. Upstairs, three bedrooms lead off the landing, all with wood flooring, and one including a built-in wardrobe. The family bathroom is larger than average, with a four piece suite allowing for a separate shower and bath, with tiled splash backs and flooring.

THE GREAT OUTDOORS

Leaving via the conservatory or kitchen, an enclosed lawned garden can be found, with an attractive leafy outlook, and patio space offering an ideal alfresco dining area. A useful summer house offers storage. The integral garage includes an up and over door to



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front, wall mounted gas fired central heating boiler, space for washing machine and tumble dryer, power and lighting.

OUT & ABOUT

The property is situated at the centre of 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 the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

FIND US

Postcode : NR13 5LB

What3Words : ///ranged.whisk.maddening

VIRTUAL TOUR

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

AGENTS NOTE

The property benefits from solar panels which are installed on a roof lease. The solar panels provide reduced electricity bills for the new owner, which our vendor has enjoyed over the last 14 years. There is no cost to the owner 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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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
 1398.88 ft²
 129.96 m²

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 HYBRID ESTATE AGENTS

