

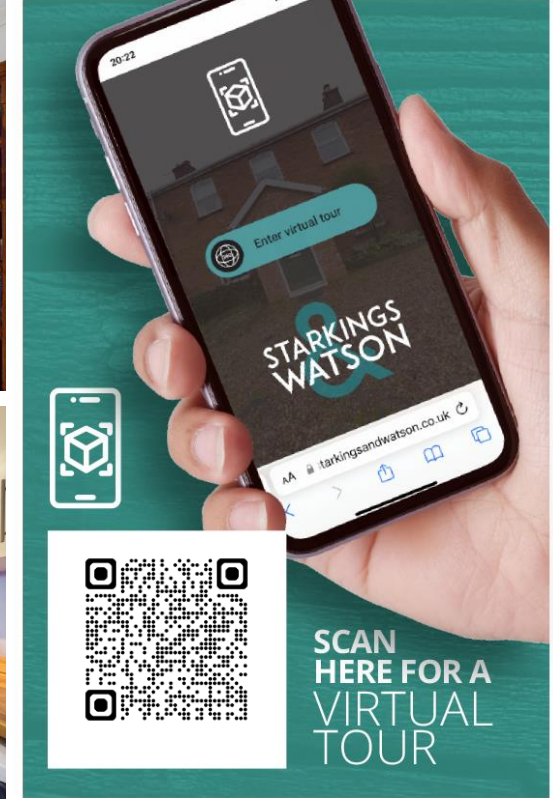
BEVERLEY ROAD

**Brundall, Norwich NR13 5QS**

Freehold | Energy Efficiency Rating : D

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

**FOR SALE**  
**PROPERTY**



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**STARKINGS**  
**WATSON**

- Extended Detached Bungalow
- Popular Norfolk Broads Village
- Cul-De-Sac Location
- 28' Open Plan Sitting/Dining Room
- 18' Bedroom/Family Room
- Up to Four Bedrooms
- Gardens to Front and Rear
- En-Bloc Garage and Parking

#### IN SUMMARY

This DETACHED BUNGALOW occupies a CORNER PLOT, whilst having been EXTENDED and updated with uPVC DOUBLE GLAZED WINDOWS, and a RANGE OF INTERNAL FINISHES. The property benefits from GAS FIRED CENTRAL HEATING, off road parking and an EN-BLOC GARAGE ADJACENT. Approached via a hard standing pathway and lawned front garden the property has steps to the accommodation which comprises an OPEN PLAN 28' SITTING/DINING ROOM with FRENCH DOORS to the rear garden, 18' BEDROOM/FAMILY ROOM, KITCHEN with ample SPACE FOR APPLIANCES, family bathroom and THREE DOUBLE BEDROOMS. To the outside, a FULLY ENCLOSED and LOW MAINTENANCE garden can be found with timber panel fencing.

#### SETTING THE SCENE

The property is approached via steps with an adjacent lawned front garden. The residents parking can be found opposite, along with the en-bloc garage at the end of the row.

#### THE GRAND TOUR

As you step inside, you immediately feel the sense of space, with the wide hall entrance to the left, and the sitting/dining room straight ahead. With a flexible layout, the property offers various options, currently laid out as a dining room with space for a table. The sitting room offers windows to side and French doors onto the kitchen. Various storage can be found in the hall, with a further door leading to the original sitting room which could be a family room or bedroom - with windows to front and side, along with further French doors. The kitchen is laid out in a galley style, with work surfaces to both sides, space for a gas cooker and general white goods, stainless steel sink and drainer unit and side access door. Three further bedrooms can be found off the hall, two of which include built-in wardrobes. The family bathroom is completed with a three piece suite, tiled splash backs, shower over the bath and velux window offering natural light.

#### THE GREAT OUTDOORS

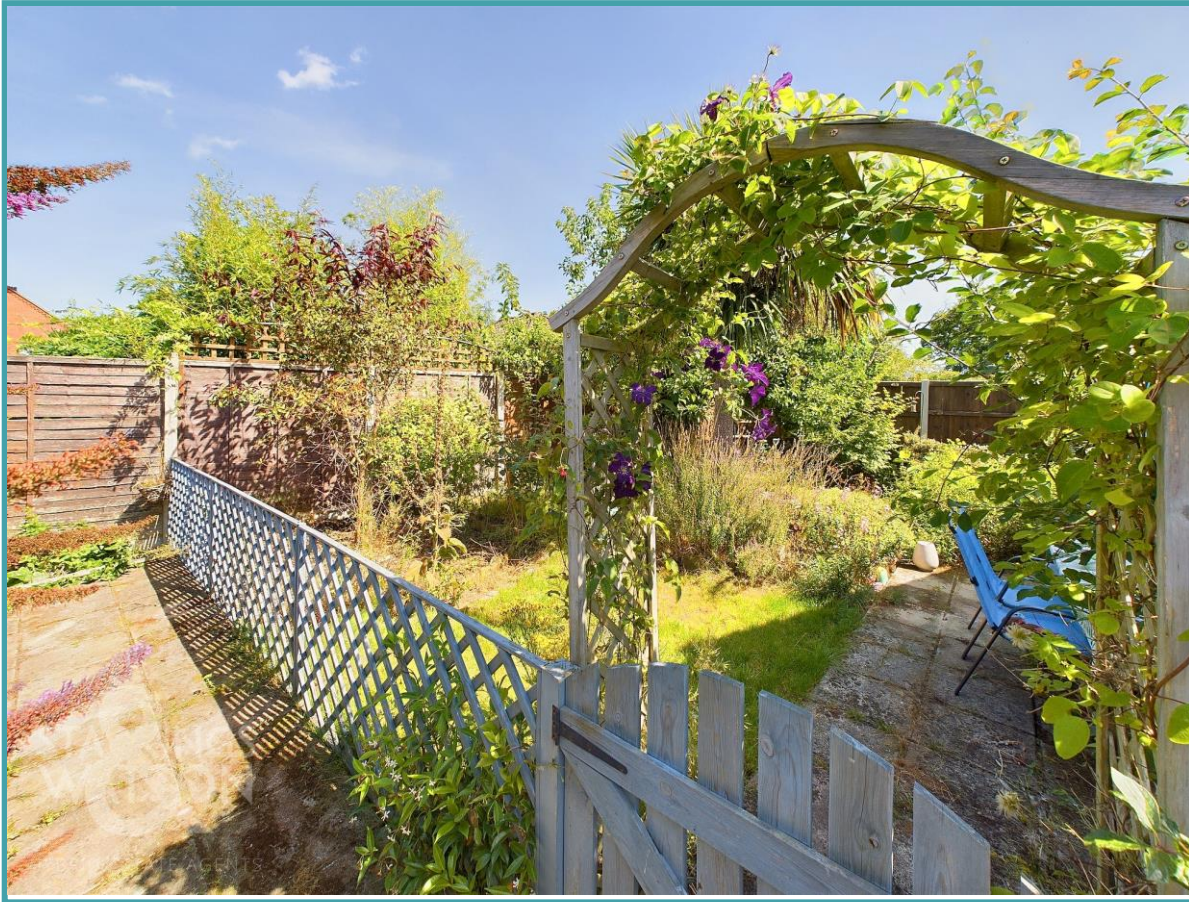
The rear garden is an oasis of planting, with enclosed timber panelled fencing, areas of grass and patio for seating. The garden continues to the side of the property, where a shed and green house can be found.

#### 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



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Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is located on the fringe of the village, close to the A47, but within a short walk of the local Co-op food store.

#### FIND US

Postcode : NR13 5QS

What3Words : ///purist.quilt.vowing

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge for the upkeep of communal green space is charged in the region of £35 PA.

**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<sup>1)</sup>  
969.4 ft<sup>2</sup>  
90.06 m<sup>2</sup>

