

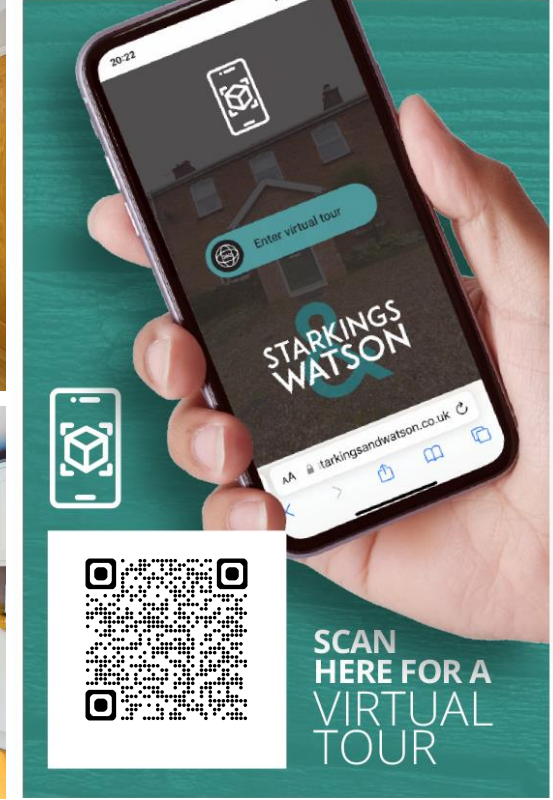
GROVEBURY CLOSE

**Brundall, Norwich NR13 5NJ**

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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- Extended & Modernised Detached Home
- Immaculate Interior & Finish
- Solar Panels & Battery Storage
- Sitting Room with Wood Burner
- Open Plan Living
- Four Bedrooms
- Shower Room & Family Bathroom
- Double Garage & Driveway

#### IN SUMMARY

This IMMACULATE and EXTENDED detached family home enjoys a MODERNISED INTERIOR and tucked away position complete with a DOUBLE GARAGE. Located on the fringes of the development, the property enjoys a TREE LINED REAR ASPECT, with a SOLAR ARRAY, battery storage and iBoost for hot water. The LAYOUT IS OPEN PLAN on the ground floor, with a PORCH and HALL ENTRANCE including storage. The SITTING ROOM focuses on a WOODBURNER, with the KITCHEN and DINING SPACE being open plan with a CENTRAL ISLAND and BI-FOLD DOORS to the garden. A SHOWER ROOM downstairs and family bathroom upstairs serves the FOUR BEDROOMS - all completed with BESPOKE BUILT-IN BEDROOM FURNITURE. The GARDENS wrap around the property, with a FORMAL SIDE GARDEN including a lawn and DECKING which allows for space to house a hot tub, whilst a second SIDE GARDEN is currently a CHILDREN'S PLAY SPACE.

#### SETTING THE SCENE

With an immaculate frontage, the shingle driveway offers off road parking for several vehicles with access to the main property and adjacent double garage. Gated access leads to the side and rear gardens, whilst a step leads to

the main entrance door.

#### THE GRAND TOUR

Heading inside you step into a porch and hall area with wood flooring underfoot and a barrier mat for ease of maintenance. A useful cloak cupboard can be found to one side with stairs rising to the first floor landing. Further built-in storage can be found under the stairs whilst a useful ground floor shower room is concealed under with a wall mounted vanity sink unit with storage under and a heated towel rail. The living space is predominantly open plan, starting with the formal sitting room which centres on the feature fireplace, with an inset cast iron woodburner and engineered oak wood flooring underfoot. With ample room for soft furnishings and a dining table, bi-folding doors run across the side of the property, leading to the main garden whilst the kitchen is open plan with a large island and u-shaped arrangement of kitchen units. The kitchen offers solid wood work surfaces and an inset electric ceramic hob, built-in eye level electric double oven with space for an American style fridge freezer and washing machine, and integrated dishwasher. Flooded with natural light through the front facing window and bi-fold doors, this light and bright room offers the perfect blend of family living and entertaining space given the open plan. To the first floor, the landing offers further storage with a built-in airing cupboard and doors leading off to the four bedrooms. The two front facing bedrooms can both house a double bed, with one including a built-in double wardrobe and the other a range of storage including wardrobes and media units, with wood panelling to one side. The two larger double bedrooms both include a full width run of built-in wardrobes whilst being finished with uPVC windows to side.



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### OUTSIDE REAR

To the outside, the main garden leads from the kitchen bi-fold doors where a decked seating area leads out, ideal for outside entertaining furniture with a space for a hot tub. Steps lead to a circular lawn area with enclosed timber fence boundaries and mature planted borders. Gated access leads to the front garden, with a useful storage space running across the rear boundary of the property. This in turn leads to a further side garden which is currently used as a children's play area with bark chipping underfoot, and space for a range of play equipment whilst being fully enclosed with timber panelled fencing and a wrought iron gate to front. The double garage sits adjacent with twin up and over doors to front, power and lighting.

### 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 5NJ

What3Words : ///smelter.elbow.crunches

### VIRTUAL TOUR

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

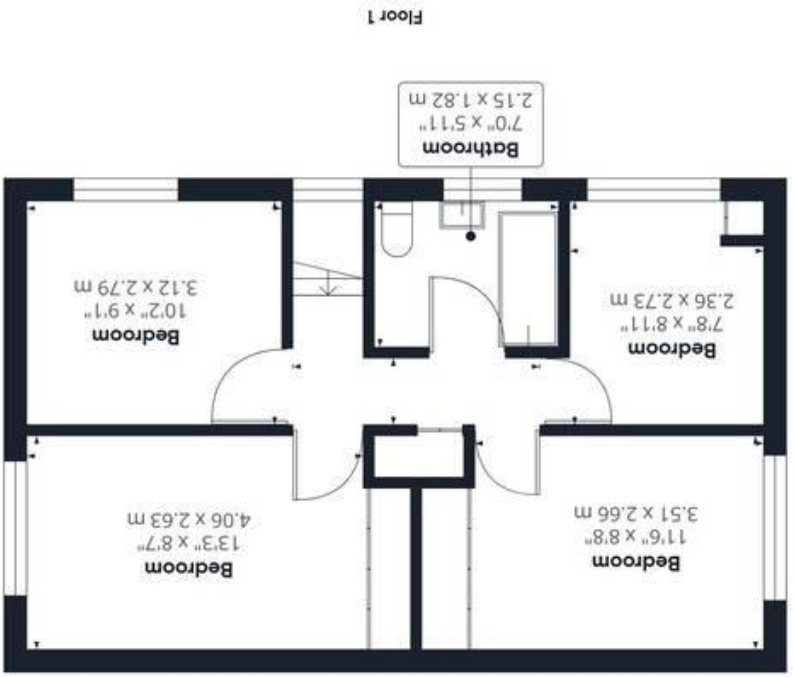
Price:



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Approximate total area<sup>m</sup>  
 1117.72 ft<sup>2</sup>  
 103.84 m<sup>2</sup>

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces