



Grovebury Close, Brundall - NR13 5NJ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Grovebury Close

Brundall, Norwich

Occupying a CORNER PLOT, this detached family home enjoys SIZEABLE TREE LINED GARDENS to one side, along with a TANDEM DRIVE, GARAGE and REPLACEMENT KITCHEN/DINING ROOM. With over 990 Sq. ft (stms) of accommodation, the property offers a symmetrical ground floor layout including an 18' SITTING ROOM and 18' KITCHEN/DINING ROOM - complete with a DUAL ASPECT. The CONSERVATORY extends the living space, whilst offering PANORAMIC GARDEN VIEWS. Upstairs, THREE BEDROOMS lead off the landing, with a separate W.C and family bathroom - complete with a SHOWER over the bath. The GARDENS sit to the side of the house, including a LARGE GRASS AREA and raised patio, complete with access to the GARAGE and drive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Family Home
- Dual Aspect Sitting Room
- Separate Conservatory
- Modernised Open Plan Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Private Gardens
- Garage & Tandem Driveway

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.

#### SETTING THE SCENE

Occupying a corner plot position, wrap around lawn gardens can be found to the front and side, with the main tandem driveway and garage located to the rear of the property.



## THE GRAND TOUR

Heading inside you are greeted by a porch entrance with fitted carpet opening up to the hallway, with stairs to the first floor landing and built-in cupboards providing storage and access to the electric fuse box. To your right hand side you step into the main sitting room with the front facing uPVC double glazed window and fitted carpet underfoot, with a door to the kitchen and sliding patio door to the conservatory which extends the main living space. The conservatory offers French doors to side and tiled flooring underfoot. The kitchen has been re-fitted in recent years to include an L-shaped arrangement of wall and base level units including matching up-stands and integrated cooking appliances including an electric ceramic hob, built in electric oven and eye level microwave combination oven, along with a fridge freezer and space for general white goods including a washing machine. Wood effect flooring runs underfoot with space for a dining table, whilst twin uPVC double glazed windows offer dual aspect views to front and rear. Under the stairs, a useful built-in storage cupboard can be found whilst a door leads out onto the rear driveway. Heading upstairs, the landing is finished with fitted carpet and includes a built-in storage cupboard with loft access hatch above. Doors lead to the three bedrooms, all of which have fitted carpet and uPVC double glazing. A separate cloakroom and bathroom include storage under the sink, shower over the bath, tiled splashbacks and heated towel rail.

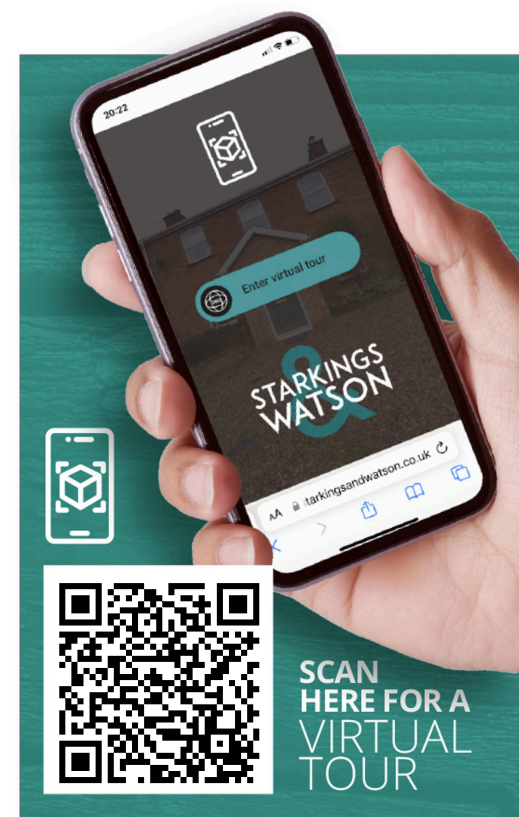
## FIND US

Postcode : NR13 5NJ

What3Words : ///dress.duplicity.yield

## VIRTUAL TOUR

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



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VIRTUAL  
TOUR





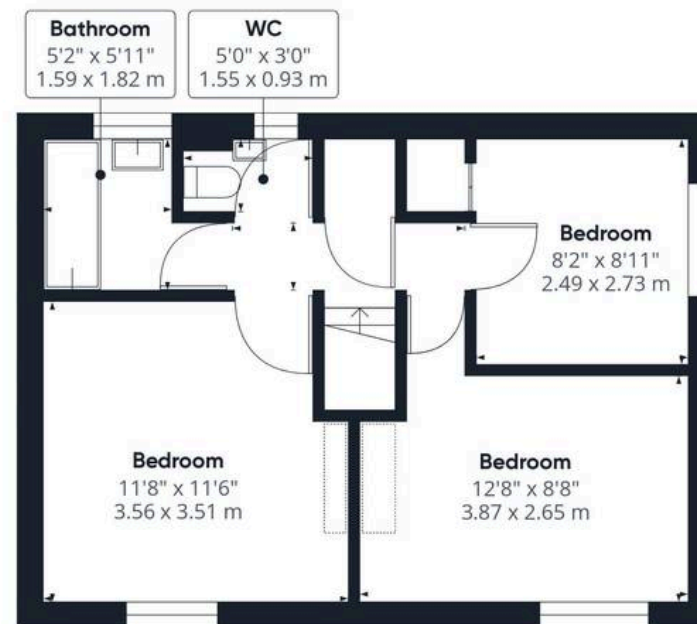
## THE GREAT OUTDOORS

The gardens predominantly sit to the side of the property, and enjoy a tree lined aspect to the side, enclosed with timber panel fencing and mature hedging. The garden offers a private aspect with a patio seating area and gated access to the driveway. The garage offers an up and over door to front, power and lighting.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

992 ft<sup>2</sup>  
92.16 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.