



Westfield Road, Brundall - NR13 5LF

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Westfield Road

Brundall, Norwich

With HUGE POTENTIAL, this detached family home enjoys a SOUGHT AFTER LOCATION close to the CENTRE of BRUNDALL, with easy access to SHOPS and SCHOOLS. The CENTRAL HEATING BOILER was installed in 2022, along with replacement windows in 2024. Extending to over 1100 Sq. ft (stms) of accommodation, the property offers a HALL ENTRANCE with storage and a W.C, separate SITTING and DINING ROOMS, kitchen, utility room and a CONSERVATORY. THREE BEDROOMS can be found upstairs, with an EN SUITE leading off the main bedroom, and a further family bathroom. Benefiting from the SOUTH SUN, the REAR GARDEN is fully enclosed, whilst there is ample PARKING and an INTEGRAL GARAGE with an ELECTRIC CAR CHARGER to front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- Close to Amenities & Schools
- Two Reception Rooms & Conservatory
- Separate Kitchen & Utility Rooms
- Three Bedrooms
- En Suite & Family Bathroom
- Enclosed Garden
- Integral Garage & Car Charger

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

The main pathway is laid to patio with an adjacent lawned frontage and tarmac driveway which in turn leads to the integral garage. Space is provided for planting directly in front of the property, with the gated access leading to the rear garden.



## THE GRAND TOUR

As you head inside, the hall entrance is finished with fitted carpet and a barrier doormat, with stairs leading to the first floor landing and useful storage cupboard below. To your right hand side, a useful ground floor W.C offers half tiled walls and a two piece suite. The main living space includes the sitting room with its bay frontage and feature fireplace, complete with double doors which open to the adjacent dining room creating a fantastic flow whilst entertaining. The kitchen is conveniently located off of the dining room with a door also from the hall entrance being fitted with a u-shape arrangement of wall and base level units, including an inset gas hob and built-in eye level electric double oven. A breakfast bar is also built into the kitchen with views enjoyed across the rear garden and a useful utility leading off with space for a fridge freezer and laundry appliances. A door leads from the utility room to the rear garden, whilst the wall mounted gas fired central heating boiler can also be found. Back into the dining room, sliding patio doors lead to the extended living space with the conservatory to the rear, with windows overlooking the rear garden and French doors leading directly onto the patio area. Heading upstairs, the carpeted landing offers a built-in airing cupboard and loft access hatch, with doors leading to the three bedrooms. The third bedroom offers a useful built-in storage cupboard, whilst the second bedroom enjoys views across the rear garden. The main bedroom is finished with fitted carpet and a built-in double wardrobe whilst a door leads off to a convenient en suite with a three piece suite comprising a shower cubicle and tiled splash backs. The family bathroom completes the property with a further shower over the bath, tiled splash backs and wood effect flooring.

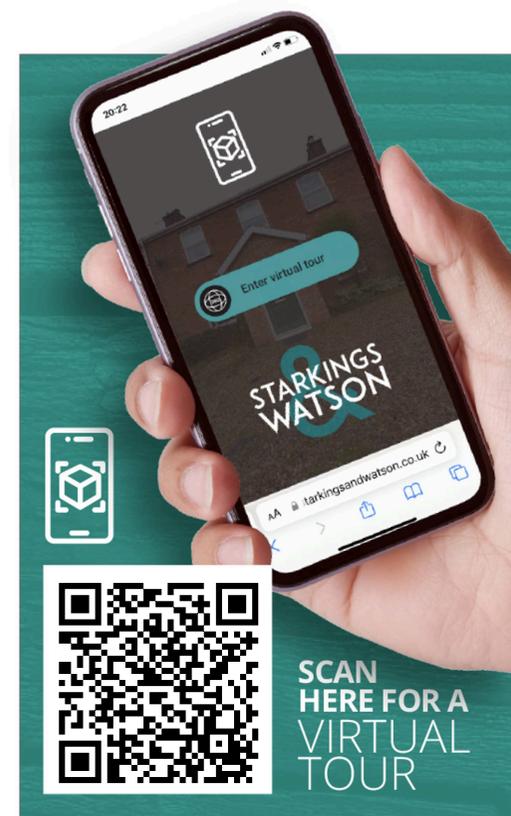
## FIND US

Postcode : NR13 5LF

What3Words : ///podcast.umbrellas.enigma

## VIRTUAL TOUR

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



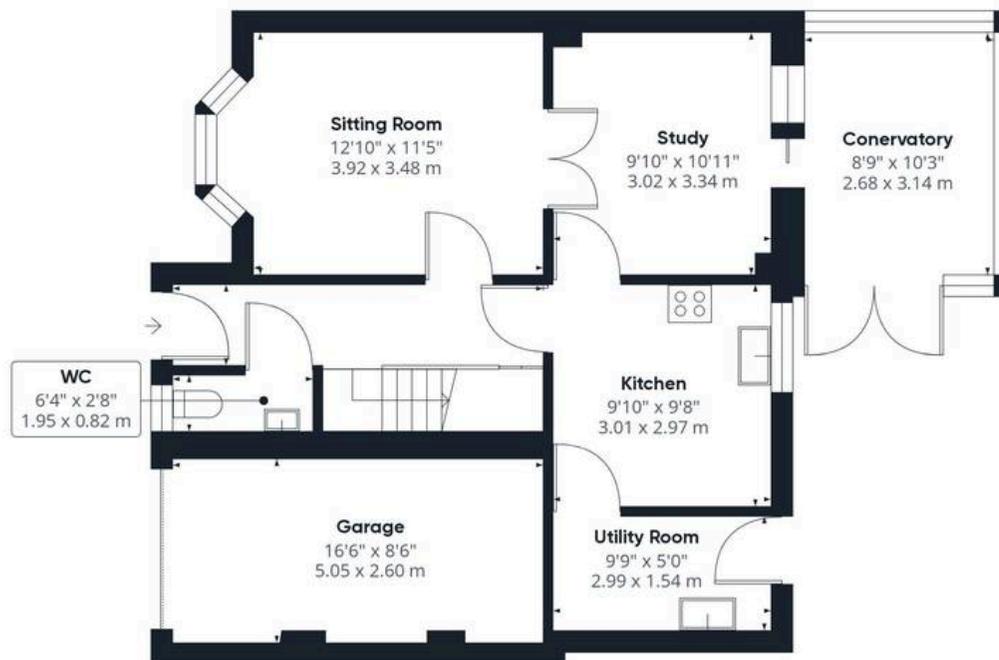




## THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing, with a large patio running across the rear width of the property including space for a useful timber built storage shed. The main garden is laid to lawn with borders to all sides which are ready for planting, and a gated access to the front of the property. The garage is integral with a roller door to front which provides access to the electric car charger.

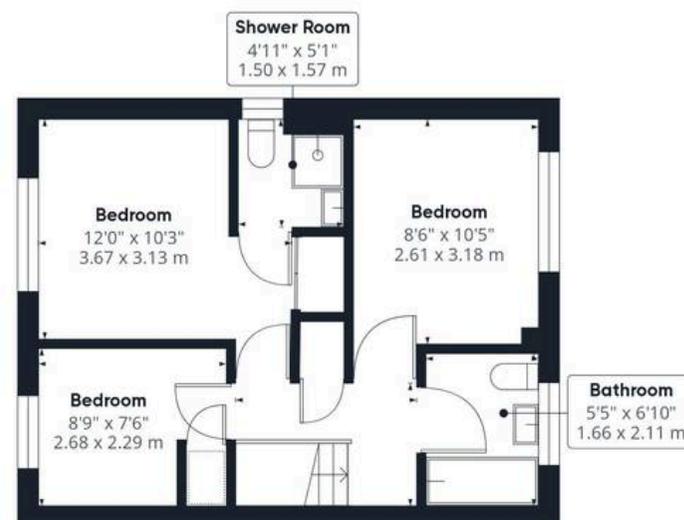




Ground Floor

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

1128.81 ft<sup>2</sup>  
104.87 m<sup>2</sup>



Floor 1

(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 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.