

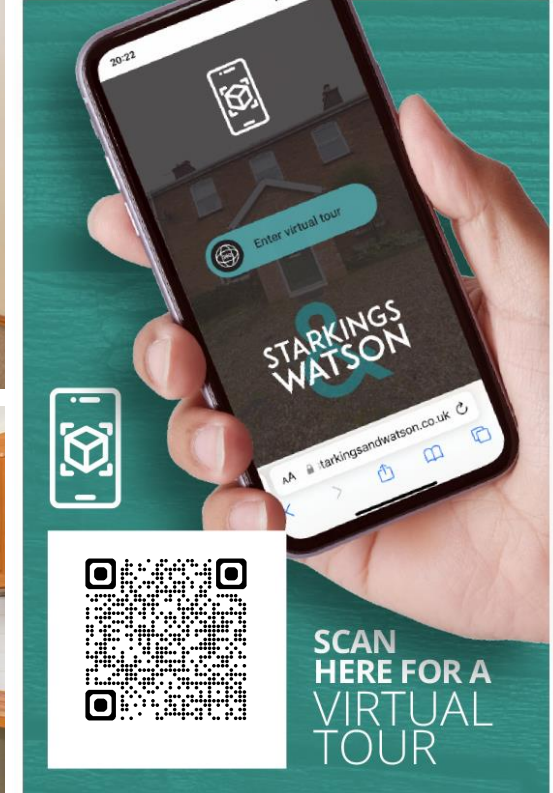
RIVERDALE COURT

Brundall, Norwich NR13 5AE

Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
TO LET



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**STARKINGS
&
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- Ground Floor Flat
- Low Maintenance Gardens
- Communal Parking
- Sitting/Dining Room
- Kitchen/Breakfast Room
- One Double Bedroom
- Family Bathroom
- uPVC Double Glazing

IN SUMMARY

Situated in the HEART OF BRUNDALL, this ground floor flat offers a LOW MAINTENANCE FRONT GARDEN and ample COMMUNAL PARKING. The property offers a traditional HALL ENTRANCE, with accommodation comprising SITTING/DINING ROOM with feature full length window, FITTED KITCHEN with SOLID WOOD WORK SURFACES and BREAKFAST BAR, one DOUBLE BEDROOM and family bathroom. AMPLE BUILT-IN STORAGE is provided, with the property offering uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING.

SETTING THE SCENE

Approached via the low maintenance front garden, the foot path leads to the front double glazed entrance door.

ENTRANCE HALL

Fitted carpet, built-in cloaks storage cupboard, built-in airing cupboard, smooth coved ceiling, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, vinyl flooring, uPVC obscure double glazed window to front, built-in airing cupboard housing hot water tank and shelving, radiator, coved ceiling.

SITTING ROOM

15' 9" x 9' 10" Max (4.8m x 3m) Fitted carpet, radiator, uPVC double glazed full height window, thermostat heating control, television and telephone points, wall lighting, coved ceiling.

DOUBLE BEDROOM

13' 9" x 10' 1" (4.19m x 3.07m) Wood effect flooring, radiator, uPVC double glazed window to rear, television and telephone points, coved ceiling.

KITCHEN/BREAKFAST ROOM

10' x 9' 10" Max (3.05m x 3m) Fitted range of wall and base level units with complimentary solid wood work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, electric cooker, built-in breakfast bar, space for washing machine and fridge freezer, vinyl flooring, spot lighting, wall mounted gas fired central heating boiler and timer controls, uPVC double glazed window to front, smooth ceiling.



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THE GREAT OUTDOORS

A low maintenance lawned frontage can be found, with mature hedging, and a good size patio providing outside entertaining space.

OUT & ABOUT

Brundall is located East of the City with excellent transport links via Road and Rail. 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 in the centre of the village, with close access to the A47, but within a short walk of the local Co-op food store.

FIND US

Postcode : NR13 5AE

What3Words : ///thinker.slab.emporium

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 Floor Area
484 sq. ft.
(45.0 sq. m.)

