



Laurel Drive, Brundall - NR13 5RE

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Laurel Drive

Brundall, Norwich

MOTIVATED SELLERS. This PROJECT BUNGALOW offers HUGE POTENTIAL to EXTEND or MODERNISE (stp), making use of the 0.14 acre plot (stms). Set back from the road with AMPLE PARKING SPACE, a gated entrance leads to the PRIVATE and ENCLOSED GARDENS - with both the front and rear enjoying the SOUTH SUN. With a porch and hall entrance, TWO DOUBLE BEDROOMS face to the rear, served by a WET ROOM style shower room. The 15' BAY FRONTED SITTING ROOM includes a WOOD BURNER and open plan aspect to the DINING ROOM and GARDEN ROOM beyond. The 12' KITCHEN offers a replacement KITCHEN, along with the UTILITY ROOM, providing a serviceable space and huge options to reconfigure the space.

Council Tax band: D

Tenure: Freehold

Energy Performance Certificate: E

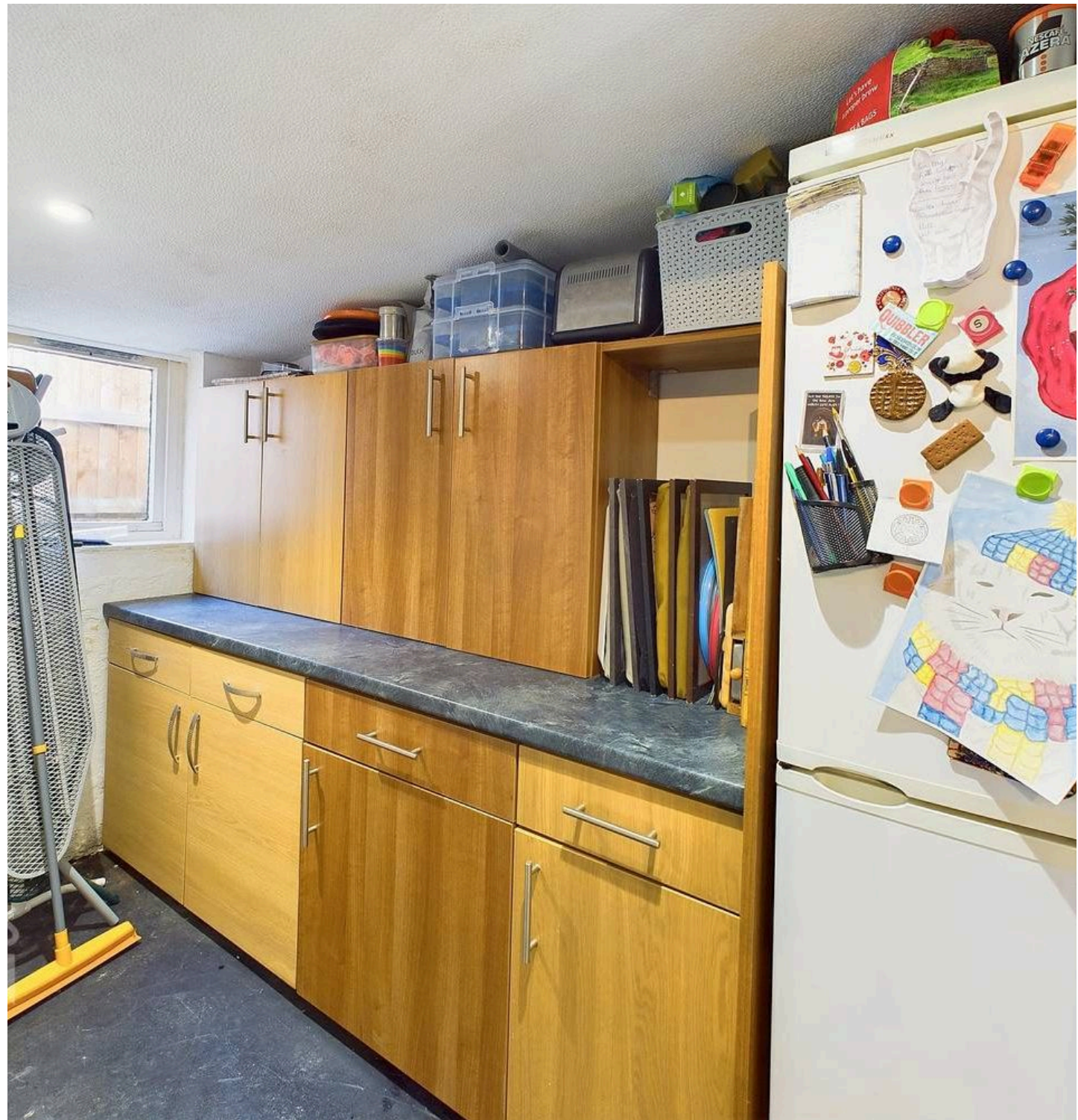


- Motivated Seller!
- Detached Bungalow with Huge Potential
- Ample Parking & Gated Plot
- Two Open Plan Reception Rooms
- Kitchen with Separate Utility Room
- Two Double Bedrooms
- Wet Room
- Private Non-Overlooked Gardens

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

A shingle parking area offers ample off road parking with an electric car charger installed. A large wrought iron gate provides access to the front garden and further parking - ready for landscaping. The front garden is fully enclosed with timber panel fencing whilst offering a mixture of hard standing shingle and lawned spaces, with access to the main property and detached garage structure. A timber picket fence leads to the rear garden whilst a shingle pathway to the side leads to the main entrance door.



## THE GRAND TOUR

As you head inside, a porch entrance greets you providing coats and boot storage, with a further door to the main entrance hall, finished with stripped wood flooring underfoot, picture rail and doors leading to the bedroom and living accommodation. The main sitting room offers a walk-in bay window to the side, with fitted carpet underfoot and a feature cast iron wood burner with a tiled hearth. Open plan, the dining room is finished with stripped wood flooring and a window to front, with ample space for a dining table and huge potential to remodel the space incorporating the adjacent garden room - currently offering windows to side and a further door to the front driveway. The kitchen sits adjacent to the main living room offering a range of wall and base level units in a contrasting style, with space for an electric cooker and general white goods including a washing machine and dishwasher. The floor standing oil fired central heating boiler sits within a fireplace, with a door leading to the rear garden. A door also leads into the utility space, with a range of built-in cupboards and space for a fridge freezer. The two bedrooms enjoy views across the rear garden being finished with flooring underfoot. Completing the property is the wet-room style shower room, with non-slip vinyl flooring and tiled splash backs.

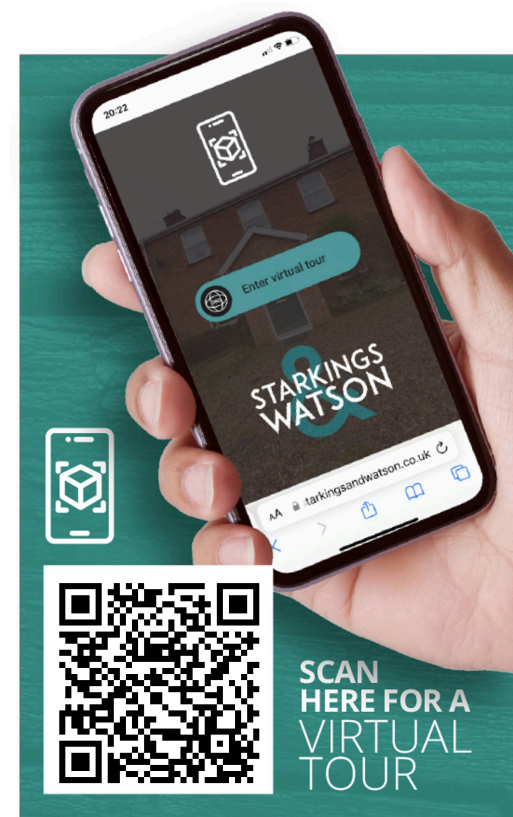
## FIND US

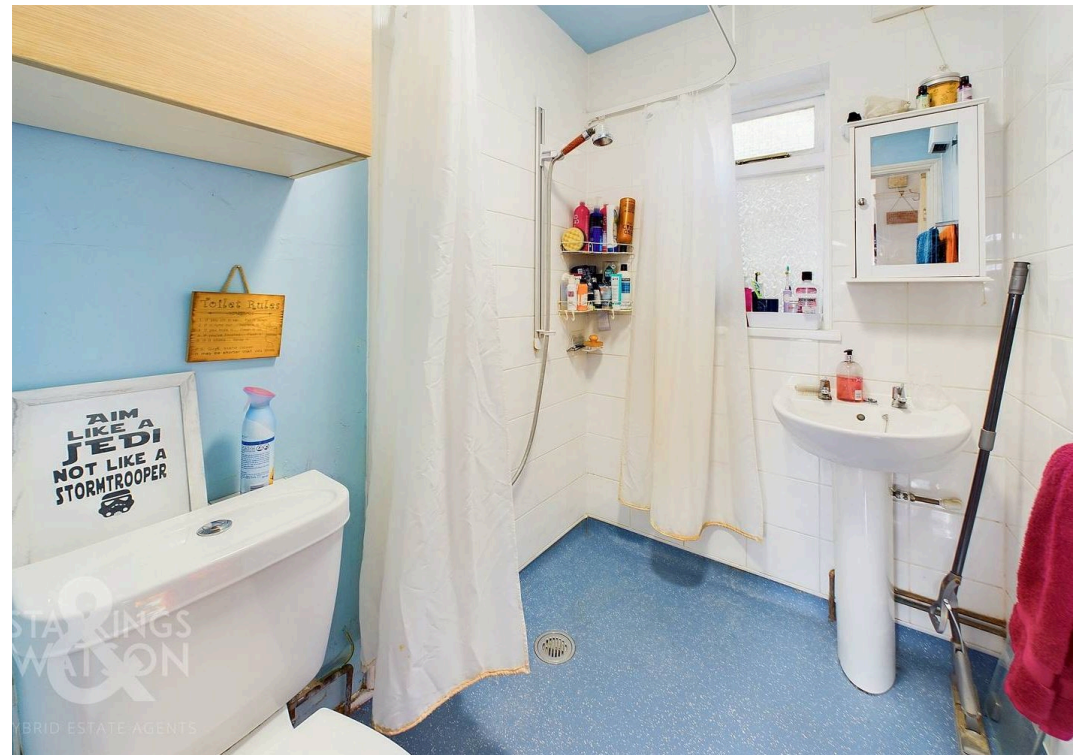
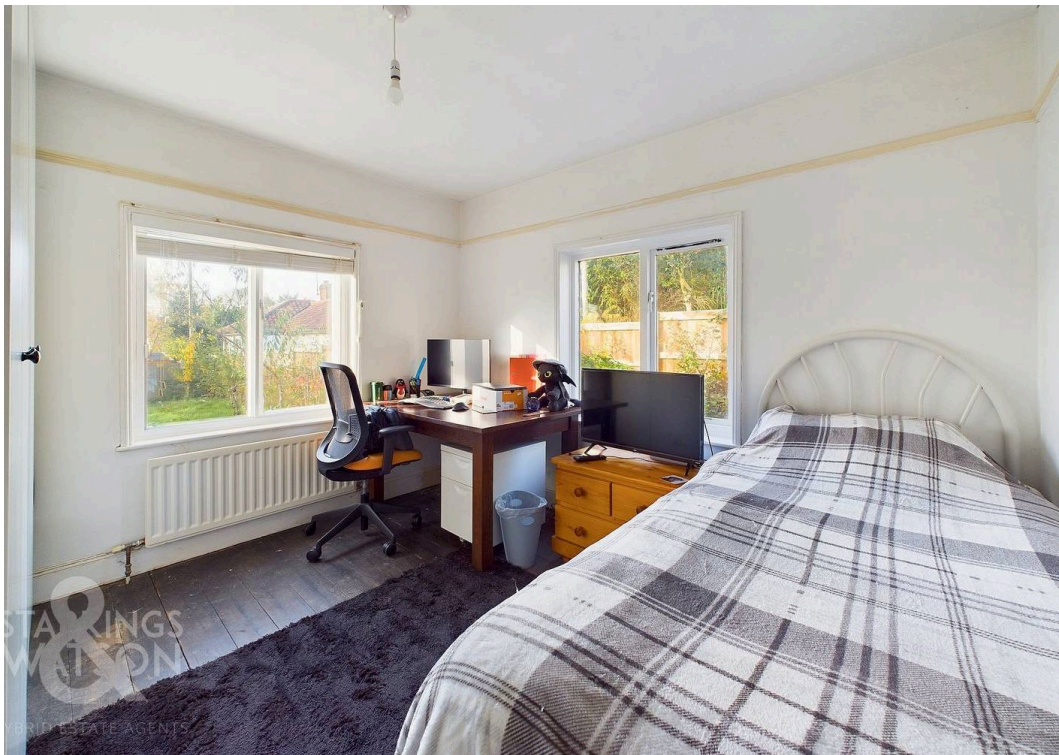
Postcode : NR13 5RE

What3Words : ///decanter.format.bothered

## VIRTUAL TOUR

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



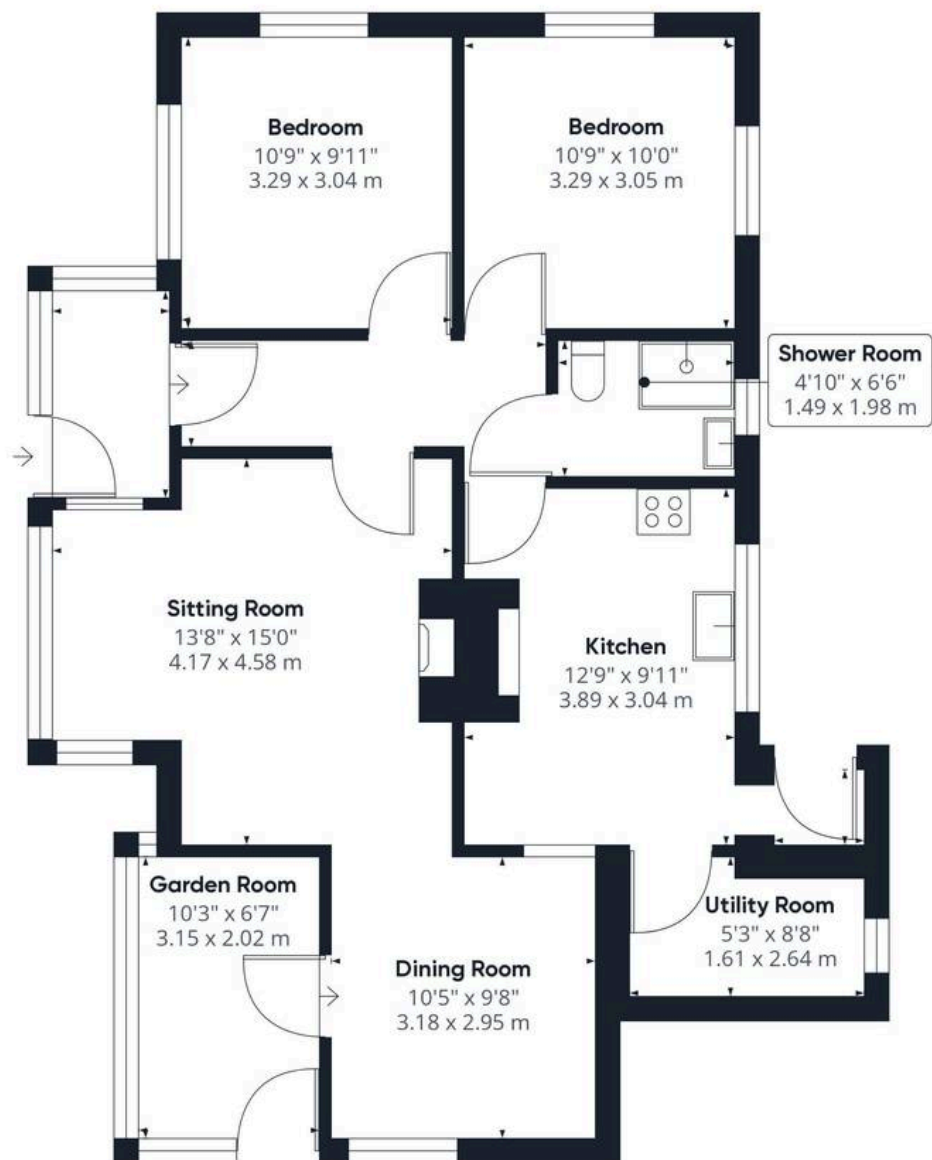




## THE GREAT OUTDOORS

The rear garden is laid to lawn, with timber picket fencing to both sides enclosing the garden space which is finished with high level timber panel fencing for security and privacy, whilst offering a range of mature shrubbery, hedging and planting.





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

863.71 ft<sup>2</sup>  
80.24 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

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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.