

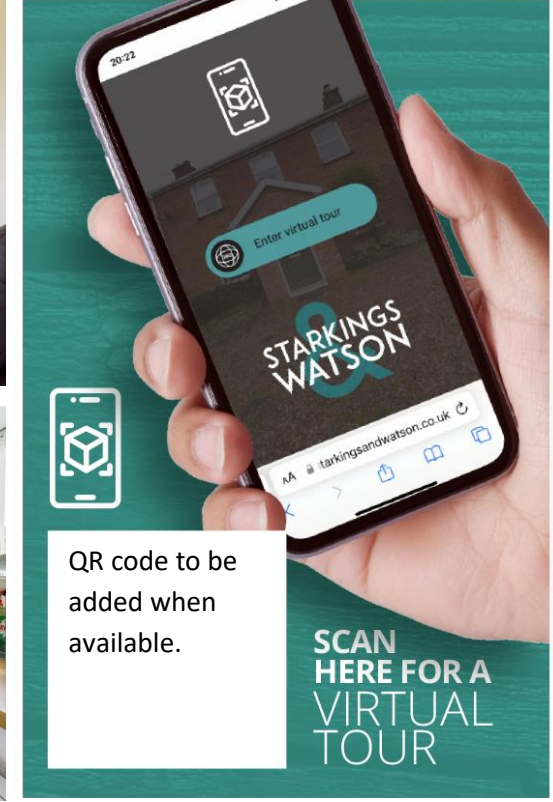
BERRYFIELDS

# Brundall, Norwich NR13 5QE

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Cul-De-Sac Setting
- Detached Family Home
- Generous Rear Garden
- Tandem Driveway & Garage
- 26' Sitting/Dining Room
- 15' Kitchen
- Four Bedrooms
- W.C & Shower Room

#### IN SUMMARY

With over 1000 Sq. ft (stms) of accommodation, this detached FAMILY HOME enjoys a CUL-DE-SAC setting, with local amenities being within a short walk. AMPLE PARKING can be found on the tandem driveway, with access to the GARAGE and generous REAR GARDEN - with a non-overlooked rear aspect. The accommodation comprises a HALL ENTRANCE, with 26' OPEN PLAN KITCHEN/DINING ROOM including BUILT-IN STORAGE, W.C and 15' KITCHEN. Upstairs, FOUR BEDROOMS lead off the landing, with the SHOWER ROOM completing the property. The property is finished with uPVC double glazing and a 2022 installed gas fired CENTRAL HEATING BOILER.

#### SETTING THE SCENE

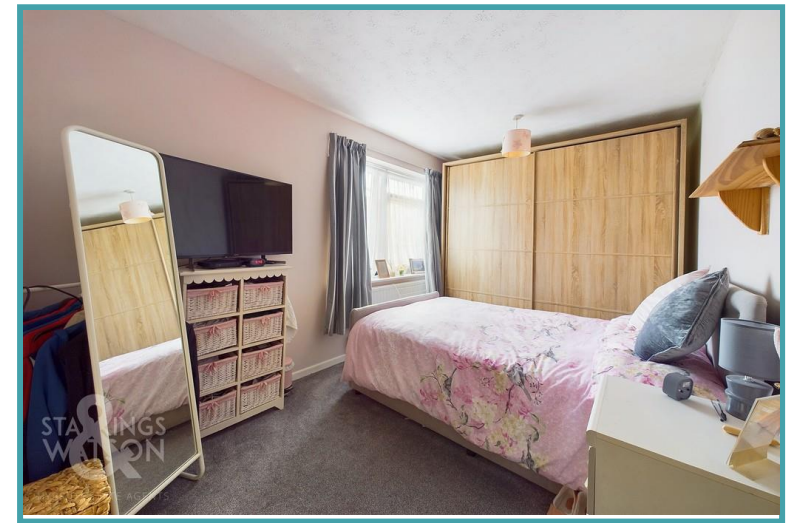
With a large lawned front garden, a shingle driveway offers tandem parking, with several vehicles including access leading to the adjacent garage. A side pathway leads to the kitchen door and rear garden, whilst the main uPVC double glazed entrance door can be found on the front elevation.

#### THE GRAND TOUR

Stepping inside, the hall entrance is carpeted and finished with a useful built-in storage cupboard and shelving, with stairs rising to the first floor landing and useful storage built-in under the stairs. Doors lead to the main kitchen and living space, whilst a useful ground floor W.C includes a white two piece suite with tiled splash-backs. The main living space is open plan with ample room for soft furnishings and a dining table, whilst being finished with fitted carpet, feature fireplace, twin built-in double storage cupboards and sliding patio doors to the rear garden. The kitchen offers a galley style range of wall and base level units, tiled flooring, space for a gas cooker and general white goods, integrated fridge freezer, along with a window to front and door to side - providing excellent natural light to the room. Heading up, the landing is finished fitted carpet, built-in airing cupboard and the loft access hatch, with doors leading to the four carpeted bedrooms - all of which are finished with radiators and uPVC double glazed windows. The family shower room is finished with a white three piece suite including aqua board and tiled splash-backs, along with tiled effect flooring underfoot.

#### THE GREAT OUTDOORS

The rear garden offers a non-overlooked rear aspect, whilst being mainly to lawn, with a raised patio leading from the sitting room sliding patio doors. A timber shed and summer house offer storage with a further patio seating area and access to the side of the property where the driveway and garage can be found.



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### 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 5QE

What3Words : ///strides.glitz.guests

### 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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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

Approximate total area<sup>1</sup>  
1017.5 ft<sup>2</sup>  
94.53 m<sup>2</sup>

Ground Floor



Floor 1

