



## 20 Willow Close, Brundall

£350,000 Freehold

With its blend of modern conveniences, family-friendly layout, and sought-after location, this three bedroom detached property presents a rare opportunity to embrace a lifestyle of comfort, convenience, and style. With off-road parking, a garage, and an EV charging point, this property combines comfort, functionality, and eco-friendly features in a desirable setting.

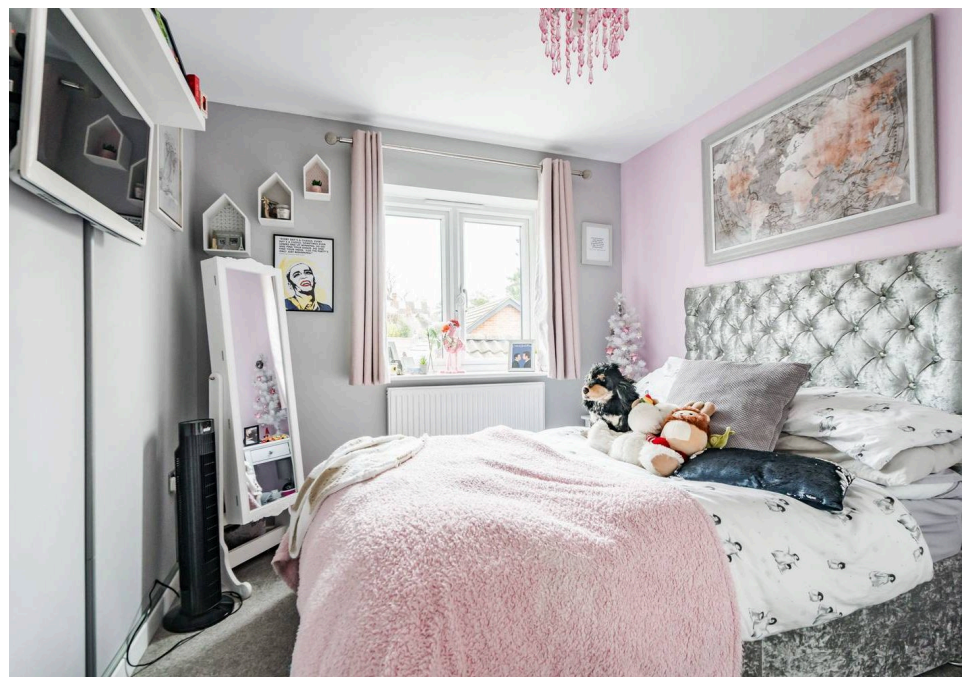
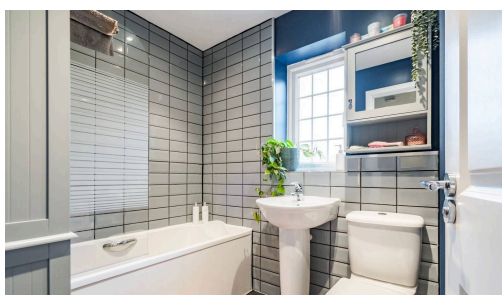
## Location

Nestled in the heart of the picturesque village of Brundall, Willow Close offers the perfect blend of tranquil countryside living and modern convenience. Brundall is renowned for its riverside charm, situated along the Norfolk Broads, making it a haven for boating enthusiasts and nature lovers. The property is within walking distance of local amenities, including shops, cafes, and highly regarded schools, as well as Brundall Gardens railway station, which provides direct links to Norwich and Great Yarmouth. With easy access to the A47, commuting to Norwich City Centre or exploring the surrounding Norfolk countryside is seamless. This peaceful cul-de-sac location further enhances the property's appeal, offering a safe and quiet setting ideal for families or those seeking a relaxed lifestyle.



## Willow Close

Upon entering the property, guests are welcomed into the inviting entrance hall, leading into the lounge on the left. The lounge boasts a newly fitted log burner, providing a cosy and inviting space for relaxation. Large windows to the front and double doors leading out to the rear garden flood the room with natural light, creating a warm and welcoming ambience.



To the right of the entrance hall, the modern open-plan kitchen/dining room awaits. Well-equipped and spacious, this area is perfect for culinary creations and family gatherings. Three windows allow an abundance of natural light to fill the space, further enhancing the atmosphere. The kitchen/dining room also provides convenient access to the utility room for added functionality. Completing the ground floor is a convenient WC for guests.

Ascending the stairs to the first floor, you will find three bedrooms, including the master suite featuring an ensuite bathroom and a fitted wardrobe. The additional bedrooms offer flexibility for family members or guests, while a family bathroom caters to their needs.

Outside, this property shines with a beautifully landscaped rear garden, creating a tranquil retreat for outdoor enjoyment. The property also features off-road parking with a driveway and a garage, providing ample space for vehicles. An EV charging point adds a modern and eco-friendly touch to the property.

Benefitting from a central location, this home is within walking distance of local amenities and well-regarded schools. Easy access to the A47 further adds to the property's convenience for commuters and families alike.

This property presents a wonderful opportunity to own a modern and well-appointed family home in a sought-after location. Don't miss the chance to make this property your own haven of comfort and style.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and gas.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

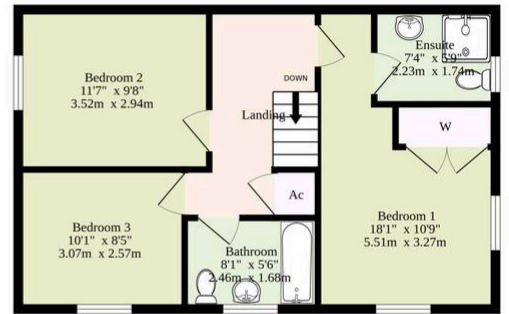
EPC Environmental Impact Rating: B



Ground Floor  
567 sq.ft. (52.7 sq.m.) approx.



1st Floor  
334 sq.ft. (31.0 sq.m.) approx.



Sqft Excludes Landing, Entrance Hall And Wc

TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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