



Berryfields, Brundall - NR13 5QQ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Berryfields

Brundall, Norwich

Introducing this EXQUISITE detached FAMILY HOME extending to OVER 1460 Sq. ft (stms), a perfect example of LUXURY FAMILY LIVING. Having been TASTEFULLY EXTENDED, embrace modern living in style as you step inside this residence. As you walk through the door, you are greeted by a PORCH and HALL ENTRANCE with useful storage, leading to the 13' SITTING ROOM and and OPEN PLAN 17'

KITCHEN/DINING space with QUARTZ SURFACES - ideal for family gatherings and entertaining guests. The property also boasts a separate FAMILY ROOM, offering flexibility and space for various activities. With a W.C and integral oversized garage featuring a convenient utility room, practicality meets FUNCTIONAL DAILY LIVING seamlessly. Rest and unwind in one of the FOUR BEDROOMS, while the family BATHROOM is equipped with a HEATED MIRROR and digital shower for a touch of sophistication. Additionally, a LARGE FULLY INSULATED OUTBUILDING presents the perfect opportunity for a home office or creative studio, while the meticulously landscaped gardens with MATURE PLANTING create a SERENE OUTDOOR RETREAT.





Council Tax band: D

Tenure: Freehold

- Immaculate Extended Family Home
- Luxury 17' Open Plan Kitchen/Dining Space
- Separate Sitting Room & Family Room
- Integral Oversized Garage with Utility Room
- Four Bedrooms
- Family Bathroom with Digital Shower
- Large Outbuilding with Home Office Potential
- Landscaped Gardens with Mature Planting

The property is situated at the centre of 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 the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

#### SETTING THE SCENE

Tucked away at the end of a residential cul-de-sac, a hard standing tarmac driveway offers off road parking for several vehicles with a brick weave frontage leading to the main entrance. Low level brick walling encloses the front lawned garden with a useful timber built storage shed to the side of the property and gated access leading to the rear garden.



## THE GRAND TOUR

As you head inside, a porch entrance greets you with a recessed barrier mat underfoot and a built-in cloaks storage cupboard with sliding mirrored doors. A door takes you into the adjoining integral garage with engineered oak wood flooring leading underfoot into the main hall entrance. Stairs rise to the first floor landing with doors leading to the main living space and kitchen, with storage and a ground floor cloakroom tucked away to one side. Finished with a white two piece suite, the cloakroom includes tiled flooring underfoot and a heated towel rail. The formal sitting room sits at the front of the property complete with fitted carpet and a double glazed window to front, with a vertical radiator maximising the available wall space. The true heart of this family home is the central kitchen/dining room with a u-shaped arrangement of mainly base level units, topped with quartz work surfaces and integrated cooking appliances including an inset gas hob and built-in electric oven. The dishwasher is also integrated with space for an American style fridge freezer. Tiled flooring runs underfoot with space for a dining table, whilst the door leads out to the rear garden. Double doors create a grand entrance to the adjacent family room which enjoys double glazed windows to side and rear, and French doors opening to the rear patio. Finished with tiled flooring underfoot, this light and bright room offers an ideal second reception space. The integral garage creates an ideal storage space with a further access door to the front and the electric up over door to front for vehicular access. A door opens up to the rear utility room with a range of base level storage units and a sink unit along with room for general white goods and laundry appliances, whilst the gas fired central heating boiler which was installed in 2020 is wall mounted. A side door and double doors open up to the rear garden creating an ideal workshop space.

Heading upstairs, the carpeted landing includes built-in storage and access to the loft access hatch, with doors taking you to the four bedrooms.

The smaller of the bedrooms includes a raised cabin style bed with recessed storage and a box window to front, with the larger of the bedrooms including a front facing double glazed window and a full width range of built-in wardrobes. The remaining two bedrooms face to the rear of the property and enjoy views over the rear garden. Completing the upstairs is the family bathroom, which has been refitted in recent years to include a digital thermostatically controlled shower over the bath with tiled splash backs, heated towel rail, storage under the hand wash basin, and a heated and backlit mirror unit.

## AGENTS NOTE

A water softener is installed in the property and the boiler with HIVE control was installed in 2020. An internal vacuum system is provided at both ground and first floor levels.

## FIND US

Postcode : NR13 5QQ

What3Words : ///sadly.slowly.booms

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

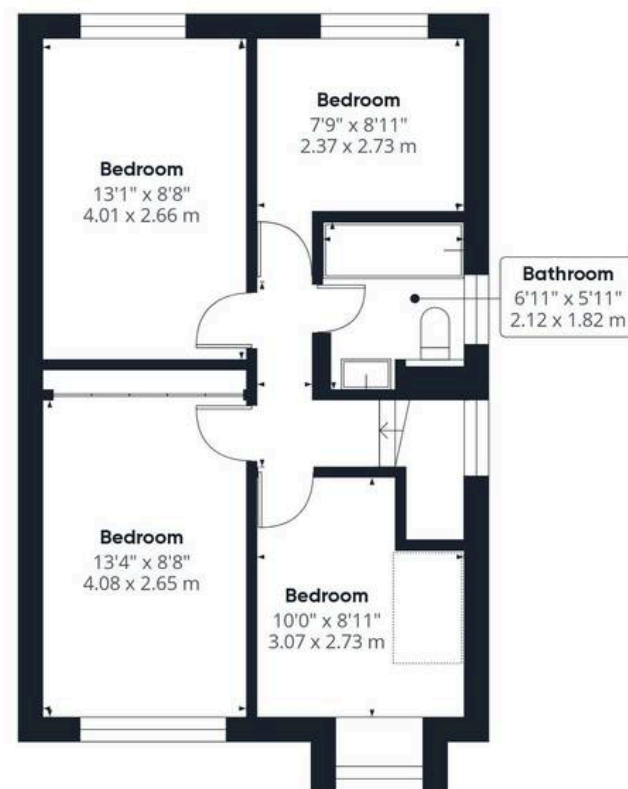
Having been fully landscaped to make use of the entire garden space, you will find a relaxing oasis coupled with potential for home office or hobby space, with options for a touch of the good life with the raised beds. The utility room boasts double doors making an ideal workshop style space, opening to the brick weave patio and further storage shed to the side. Raised beds demarcate the main lawn, with raised timber sleepers forming a large planted bed, which in turn leads to the timber built shed - an ideal hobby or home office room. With outside water and power, various low level exterior lights highlight the garden late into the evening.

**Garage**  
**Off street**





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1460.67 ft<sup>2</sup>  
135.7 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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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 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.