



Lackford Close, Brundall - NR13 5NG



Lackford Close

Brundall, Norwich

VENDOR FOUND! This **EXTENDED** and **MODERNISED** detached home boasts over 1500 sq. ft (stms) of accommodation. **WELL PRESENTED** and **HIGHLY VERSATILE**, the property is perfectly located close to **VILLAGE AMENITIES** and the A47. As you enter, you are welcomed by a useful **BOOT/UTILITY ROOM**, with an inner hall, and spacious 15' **SITTING ROOM** offering serene garden views, perfect for relaxing after a long day. The heart of the home is the impressive 18' **KITCHEN/DINING ROOM**, ideal for hosting gatherings, flowing seamlessly into the sitting room via the double doors, and into the **CONSERVATORY** beyond. A side lobby leads to the **GARDEN** and integral **GARAGE**. Upstairs, **FIVE BEDROOMS** provide ample space for the whole family, with **TWO FAMILY BATHROOMS** (one on each level) for convenience and comfort. The rear **GARDEN** is a **PRIVATE OASIS**, fully enclosed and featuring a vast expanse of artificial lawn. Various seating areas, crafted from brick weave and patio materials, offer ideal spots for outdoor dining or simply soaking up the sun.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Vendor Found!
- Extended & Modernised Detached Home
- Over 1500 Sq. ft (stms) of Accommodation
- 15' Sitting Room with Garden Views
- 18' Kitchen/Dining Room
- Boot/Utility Room Entrance with Separate Conservatory
- Five Bedrooms
- Two Family Bathrooms

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

Approached via a tarmac driveway to the front and side, ample parking is provided for several vehicles with a footpath taking the main entrance door and useful side access, which in turn leads to the garage which adjoins the property.



THE GRAND TOUR

Heading in via the main front door, a useful boot/utility room can be found with built-in storage and space for laundry appliances, with wood effect flooring underfoot for ease of maintenance and a feature vertical radiator. There is ample space for coats and shoes, whilst a door takes you to the main inner hall entrance with fitted carpet and stairs rising to the first floor landing - where further storage can be found below. Leading off is the main sitting room with a full height window to rear offering excellent natural light and garden views, with fitted carpet running underfoot and double doors which open up to the adjacent kitchen/dining room - creating an ideal open plan family friendly flow. The kitchen/dining room includes a contemporary range of high gloss wall and base level units with a built-in breakfast bar and ample space for a further dining table. The kitchen itself includes the gas range style cooker with an extractor fan above, along with integrated appliances including a fridge freezer and dishwasher. Wood effect flooring can be found within the kitchen area and further tiled flooring creates separation to the dining area where a door takes you to the side access lobby and French doors continue to the conservatory beyond - extending the living space with views across the garden. The conservatory includes tiled flooring underfoot with French doors to the side and a variety of uses including a family space or further reception area. The side lobby links to the kitchen with the door to front and rear, with integral access to the garage, whilst the ground floor bathroom completes the property with a modern white four piece suite, with storage under the hand wash basin for daily living. The panelled bath includes an electric shower over, whilst the further shower cubicle includes a thermostatically controlled shower with tiled splash-backs.

Heading upstairs, the carpeted landing leads to the five bedrooms creating a seamless flow to the extended accommodation. The additional bedroom which has been created with the extension faces to the front, with two windows offering excellent natural light and fitted carpet underfoot. The original bedrooms are all finished with fitted carpet and uPVC double glazing, with the larger bedroom including a range of built-in bedroom furniture and storage. The family bathroom completes this property, and has been updated and modernised with a white three piece suite including storage under the hand wash basin, Aqualisa thermostatically controlled shower over the bath, with aqua board splash-backs, tiled flooring and heated towel rail.

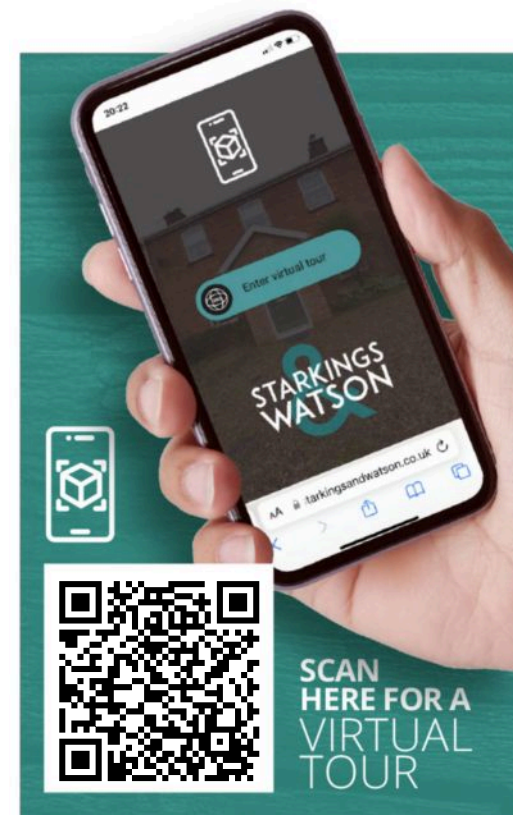
FIND US

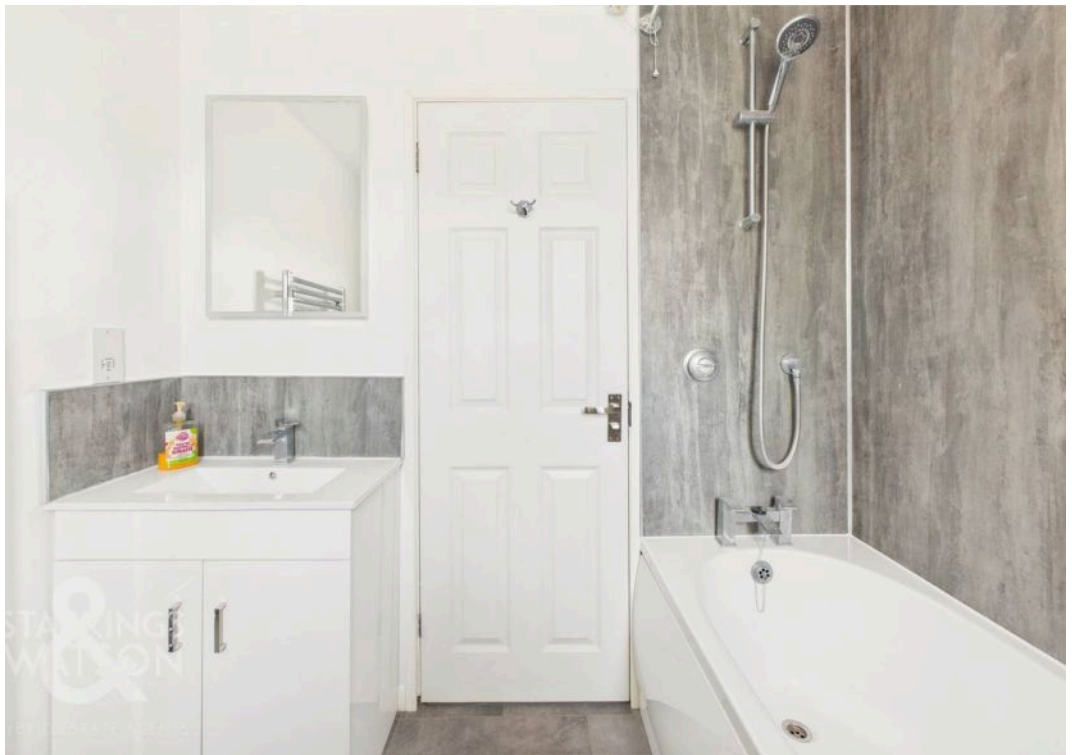
Postcode : NR13 5QP

What3Words : ///iterative.riding.civic

VIRTUAL TOUR

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



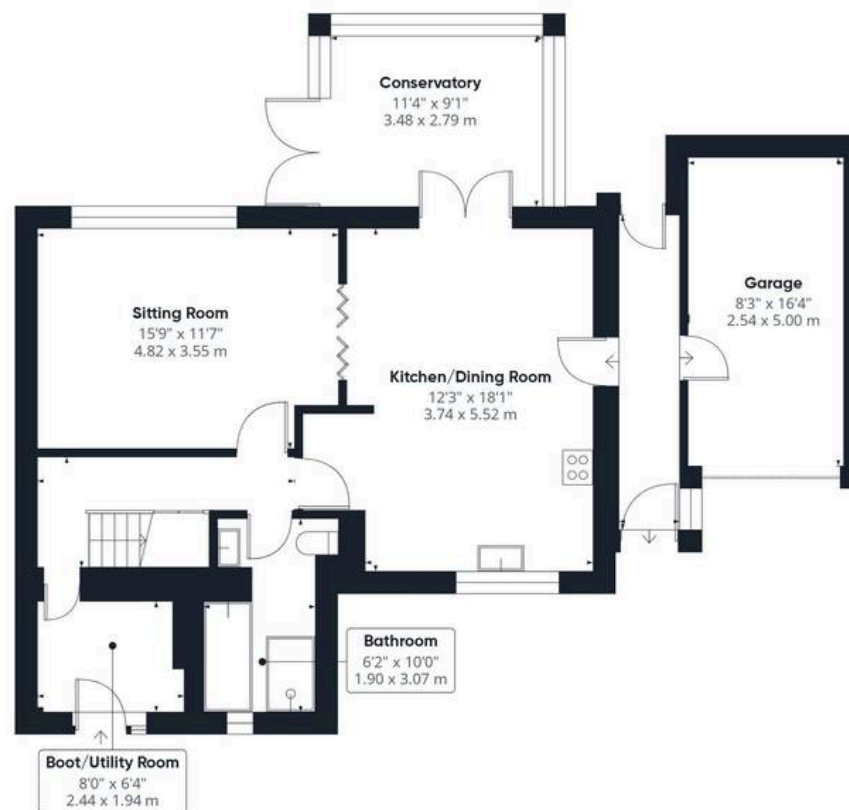




THE GREAT OUTDOORS

The rear garden is fully enclosed and offers a main expanse of artificial lawn, with various seating areas created of brick weave and patio, whilst a timber shed offers storage and a timber summer house offers outside living options or further storage if required. A variety of mature planting, shrubbery and trees can be found with the side lobby access allowing a through flow to the front driveway if required. The garage itself is accessed via an electric roller door to front, with storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1502 ft²

139.5 m²

(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 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.