



Chancel Close, Brundall - NR13 5NA



Chancel Close

Brundall, Norwich

NO CHAIN. Presenting this SIZEABLE detached CHALET style home, brimming with POTENTIAL, and nestled in a sought-after TREE LINED CUL-DE-SAC location. Spanning over 1550 Sq. ft (stms) of accommodation, this IDEAL FAMILY HOME offers an exciting opportunity to UPDATE and REMODEL, to create your dream home. The interior features a generous 21' TRIPLE ASPECT SITTING ROOM with OAK WOOD PANELLING, complemented by a spacious 21' DINING/FAMILY ROOM, providing ample space for entertaining. A light-filled 12' conservatory overlooks the SOUTH FACING GARDENS, offering a tranquil escape to enjoy the beautiful outdoors. The KITCHEN sits to the rear, with a utility lobby and useful W.C. THREE DOUBLE BEDROOMS allow for versatile living arrangements, along with a RE-FITTED FAMILY BATHROOM on the first floor, including a SHOWER over the bath. The main rear garden wraps around the property, boasting an ARRAY of MATURE PLANTING, FRUIT TREES and bushes. Versatile raised beds offer opportunities for vegetable growing or unique feature planting, enhancing the natural beauty of the surroundings.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Detached Chalet with Integral Garage
- Potential to Update & Remodel
- Over 1550 Sq. ft (stms) of Accommodation
- 21' Triple Aspect Sitting Room & 21' Dining/Family Room
- 12' Conservatory Enjoying the South Facing Gardens
- Three Double Bedrooms
- Ground Floor W.C & Re-fitted Family Bathroom
- Wonderful views across the Yare Valley from upstairs

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 in the corner of this quiet cul-de-sac, a shingle driveway offers off road parking with access to the integral garage and main property. A courtyard style area sits to the front with a range of mature planting, whilst steps and an open aspect lead to the side and rear gardens beyond.

THE GRAND TOUR

Stepping inside, a conservatory entrance has been created to enjoy the south facing sun with tiled flooring underfoot for ease of maintenance. A door leads to the integral garage and sliding patio doors out onto the side courtyard. A further door takes you to the main formal hall entrance with wood flooring underfoot, stairs to the first one landing and built-in storage cupboard below. The formal sitting room leads off, with triple aspect views to front, side and rear, with feature oak wood panelling, fitted carpet and an open fire creating a focal point to the room. The ground floor WC offers a two piece suite with tiled splash-backs, whilst also providing the ideal space for cloak storage. The kitchen sits adjacent with a U-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob with stainless steel splash back and built-in eye level electric double oven, with space for general white goods including a fridge and freezer, with a window facing to rear offering garden views and a door taking you to a lobby area which creates a utility space with windows to rear and a door to the garden. Completing the ground floor is the open plan dining/family room which offers wood flooring underfoot, window to side, French doors to rear garden, and ample space for soft furnishings and a dining table.

Heading upstairs, the carpeted landing leads to three bedrooms - two finished with fitted carpet and one with wood effect flooring. All of the bedrooms are double bedrooms in size with uPVC double glazing installed. Completing the property is the first floor family bathroom which has been modernised to include a shower over the bath with useful built-in storage under the hand wash basin, with tiled splash-backs and flooring.

FIND US

Postcode : NR13 5NA

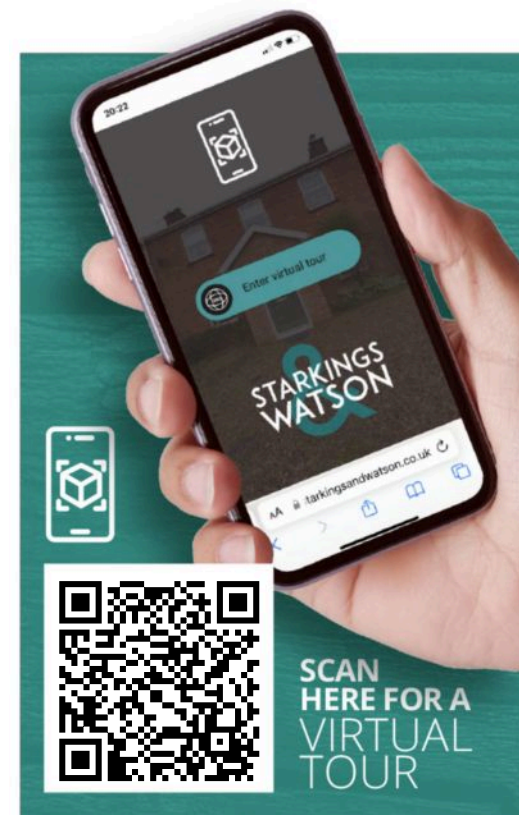
What3Words : ///coins.clubs.relations

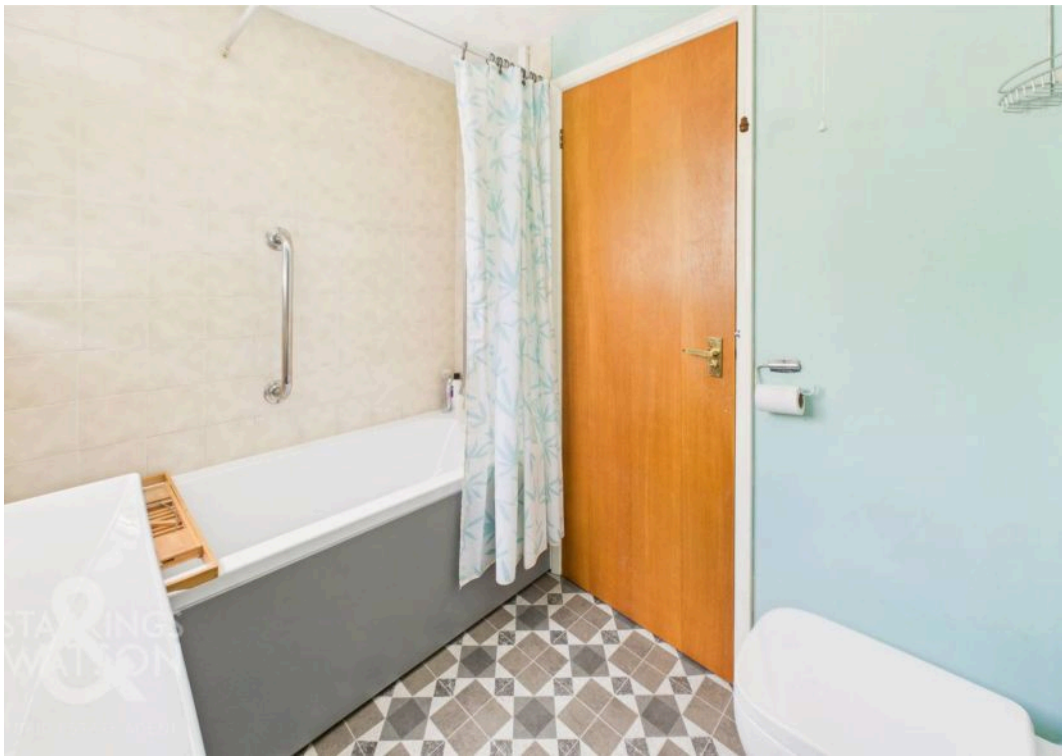
VIRTUAL TOUR

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

AGENTS NOTES

We understand the property suffered with historic subsidence over 30 years ago, but was repaired many years ago. No known issues have occurred during our vendors tenure.



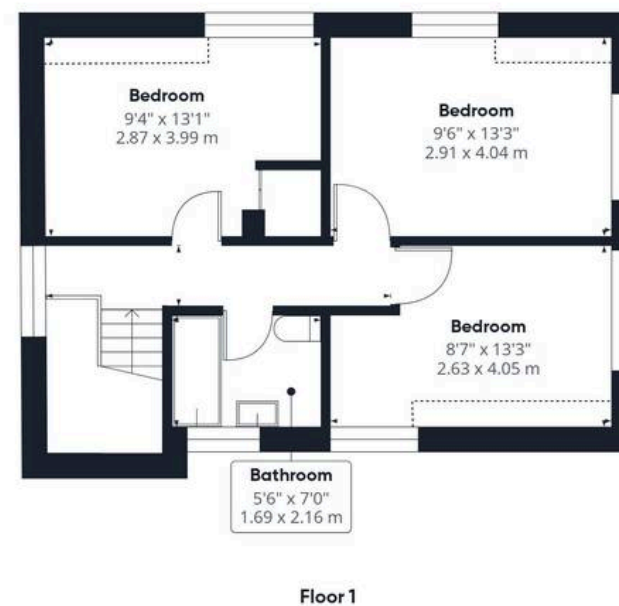
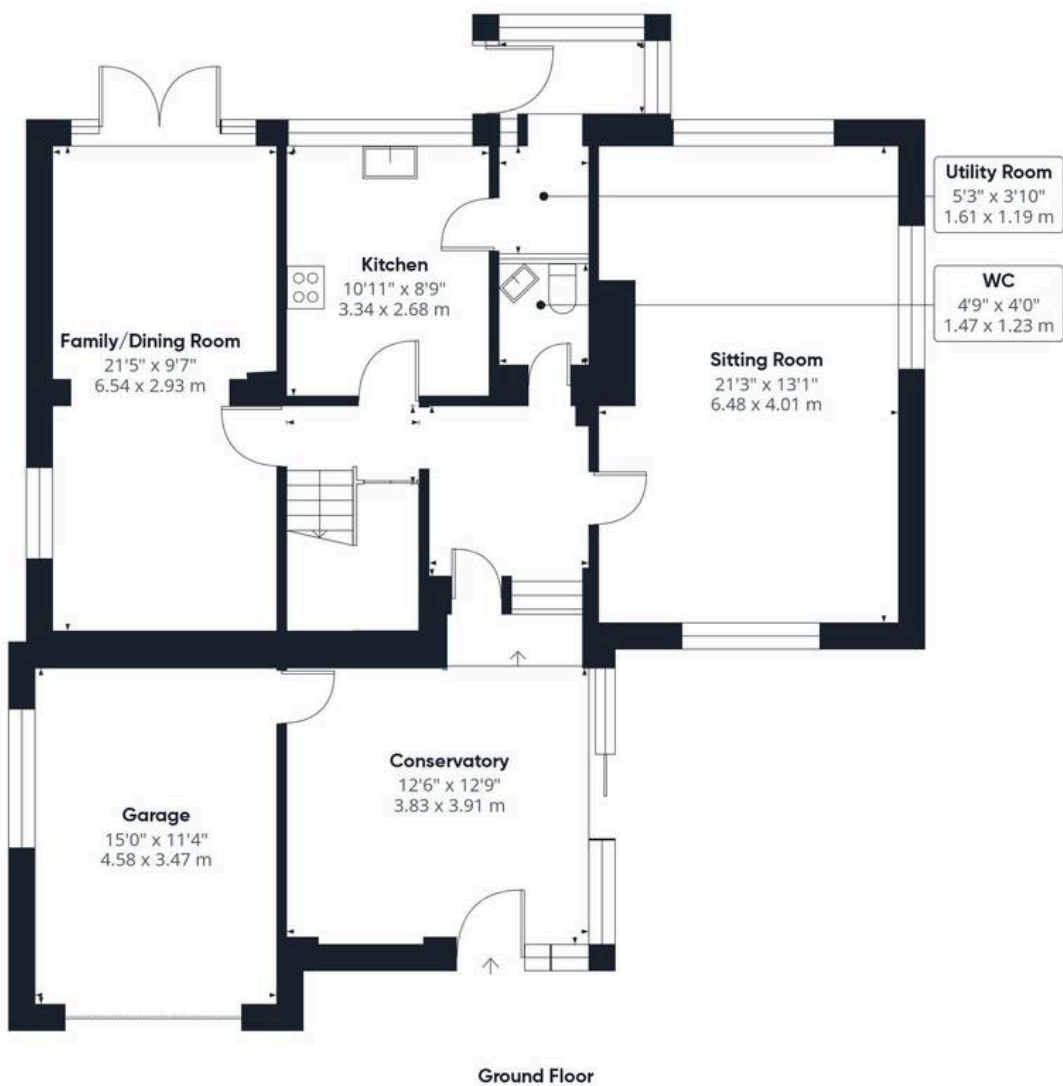




THE GREAT OUTDOORS

The main rear garden sweeps around from the side and rear of the property, with an extensive range of mature planting, complete with areas of grass and raised beds for vegetables or feature planting. A wildlife pond has been created whilst the garden enjoys a patio area from the dining/family room, along with a useful side access and tree lined views to the rear. A green house sits to one corner, with the garage integral, with an up and over door to front, window to side, wall mounted gas fired central heating boiler, storage above, door to conservatory, power and lighting. There is a well-built wooden shed adjacent to the greenhouse and a wooden storage shed for garden furniture etc at the other side of the house, with yet another area for planting.





Approximate total area⁽¹⁾

1557 ft²
144.8 m²

Reduced headroom

25 ft²
2.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 • <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 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.