



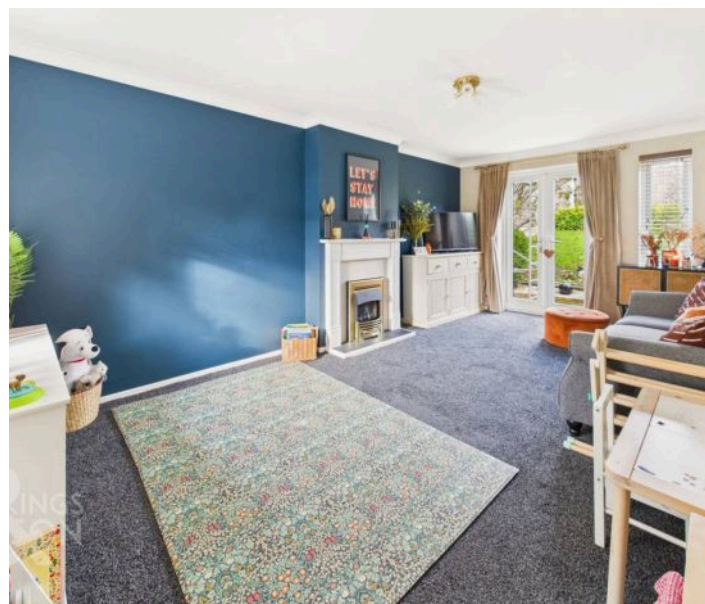
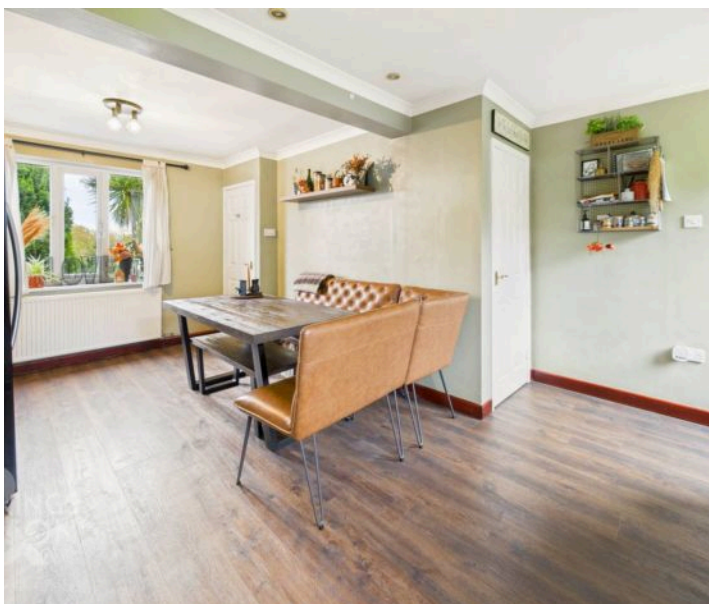
Oakdale Road, Brundall - NR13 5AF



Oakdale Road

Brundall, Norwich

MODERNISED and REMODELLED, this detached FAMILY HOME is the epitome of CONTEMPORARY LIVING. Boasting over 1000 Sq. ft (stms) of accommodation, this residence is a harmonious blend of style and functionality. Stepping into the HALL ENTRANCE, you are greeted by a convenient W.C. The 18' DUAL ASPECT SITTING ROOM is flooded with natural light and features FRENCH DOORS leading out to the well-appointed garden. A highlight of the home is the spacious 18' KITCHEN/DINING ROOM complete with COOKING APPLIANCES, and ample space for a table. Additionally, there is a SNUG/STUDY ROOM ideal for remote work or quiet relaxation, as well as a separate UTILITY ROOM for added convenience. The property also comprises THREE SPACIOUS BEDROOMS from the attractive landing, along with a MODERN FAMILY BATHROOM showcasing a sleek design and a refreshing SHOWER over the bath. Step outside to the EXPANSIVE OUTDOOR SPACE that this property offers - perfectly designed for outdoor living incorporating PATIO, grass and decking.



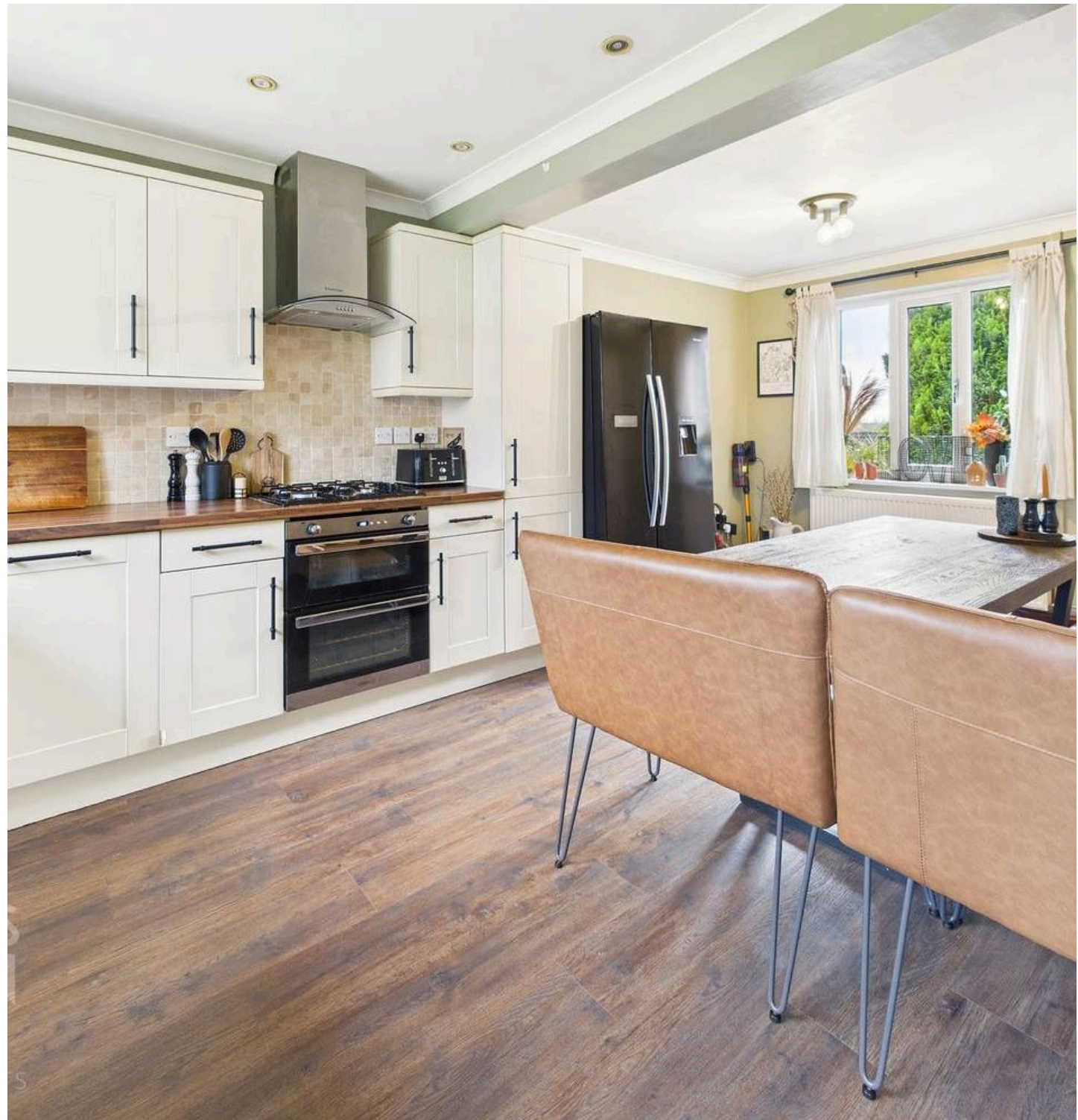
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modernised & Remodelled Detached Family Home
- Over 1000 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C
- 18' Dual Aspect Sitting Room with French Doors
- 18' Kitchen/Dining Room with Cooking Appliances
- Snug/Study & Separate Utility Room
- Three Bedrooms
- Modern Family Bathroom with Shower

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

Occupying an elevated position with a lawned and planted frontage, steps rise to the front door, whilst the driveway sits adjacent offering off road parking and gated access to the rear garden.

THE GRAND TOUR

Heading inside the hall entrance offers tiled flooring underfoot, with stairs rising to the first floor landing, with doors leading off to the main living space and kitchen accommodation. A useful ground floor W.C offers a white two piece suite with attractive tiled splash-backs and side facing window. The main sitting room enjoys dual aspect views to front and rear, with a feature fireplace and French doors leading out to the garden, whilst being finished with a fitted carpet underfoot. The kitchen/dining room is fully open plan and includes an L-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and a built-in electric double oven with extractor fan above. Tiled splash-backs run around the work surface while space is provided for general white goods including an American style fridge freezer and washing machine, whilst the dishwasher is integrated. A useful storage cupboard sits under the stairs whilst a further door leads out to the rear garden. An opening leads you to a snug/study with fitted carpet underfoot and front facing window, with an opening taking you to a utility room which houses space for a washing machine and tumble dryer, complete with tiled flooring underfoot, further cupboard storage and hanging space.

Heading upstairs, the carpeted landing includes a rear facing window and built-in storage cupboard, with doors leading off to the three bedrooms. Each of the bedrooms is finished with fitted carpet - with the larger two double bedrooms including a range of built-in wardrobes and storage.

The main bedroom enjoys an attractive décor with wood panelling, with a third bedroom including a picture rail and décor which creates a character feel. Completing the property is the family bathroom, where the shaped panel bath includes an electric shower and glazed shower screen over the bath, with contrasting tiled splash-backs, and a heated towel rail.

FIND US

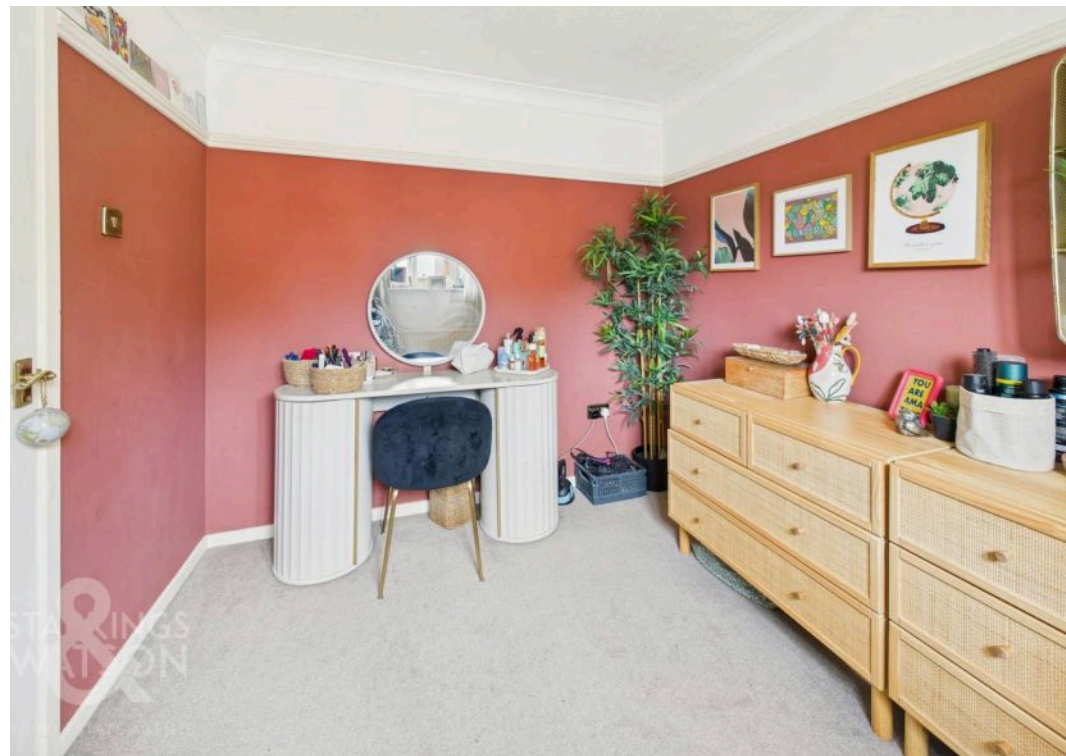
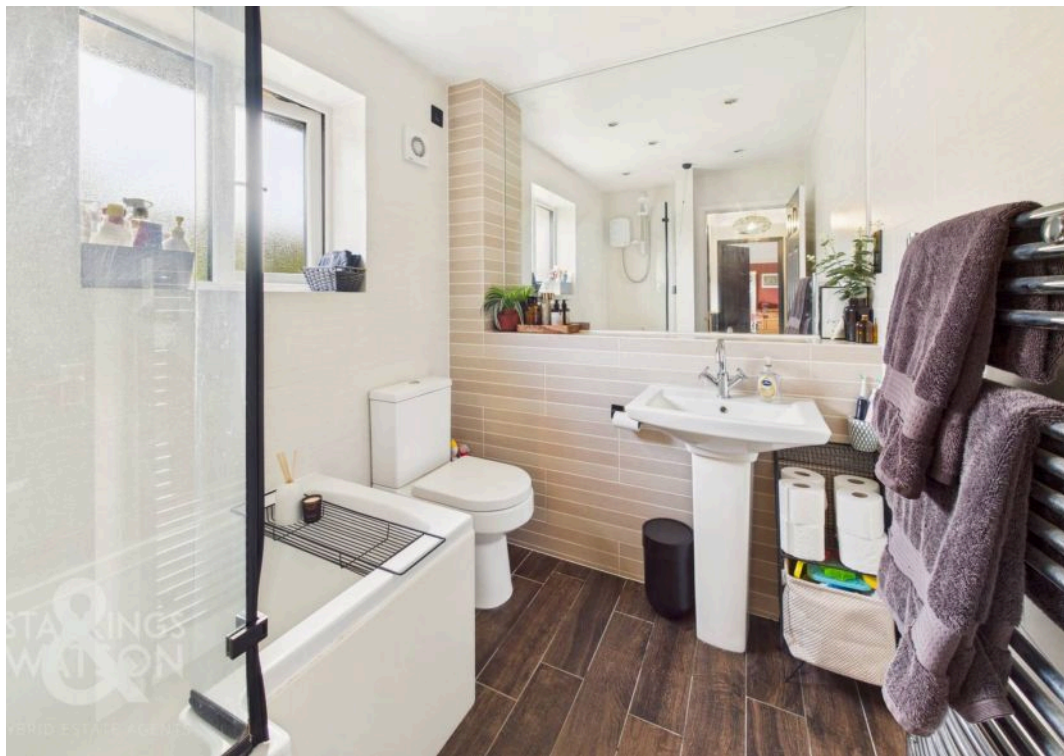
Postcode : NR13 5AF

What3Words : ///fears.pebble.crows

VIRTUAL TOUR

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



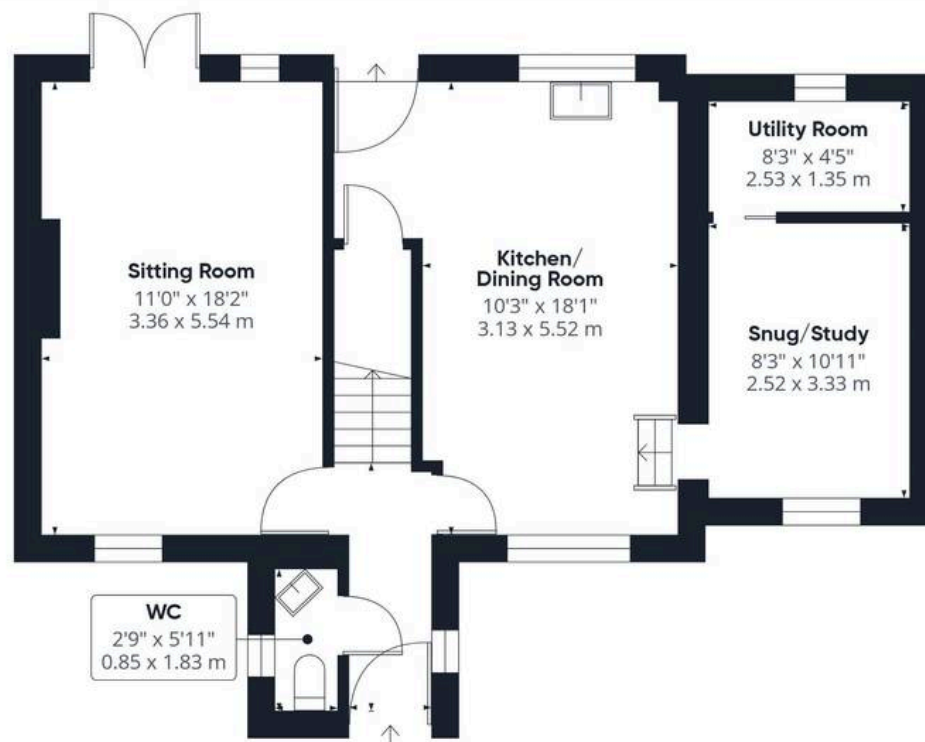




THE GREAT OUTDOORS

The rear garden includes a full width patio extending from the rear doors, with steps leading to the lawned garden beyond. At the top of the garden a raised timber decked seating area and timber shed can be found, enjoying the afternoon sun with enclosed timber fenced and hedge boundaries. A variety of planting can be found throughout the garden, with outside water supply and gated access to front.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1022 ft²

95 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.