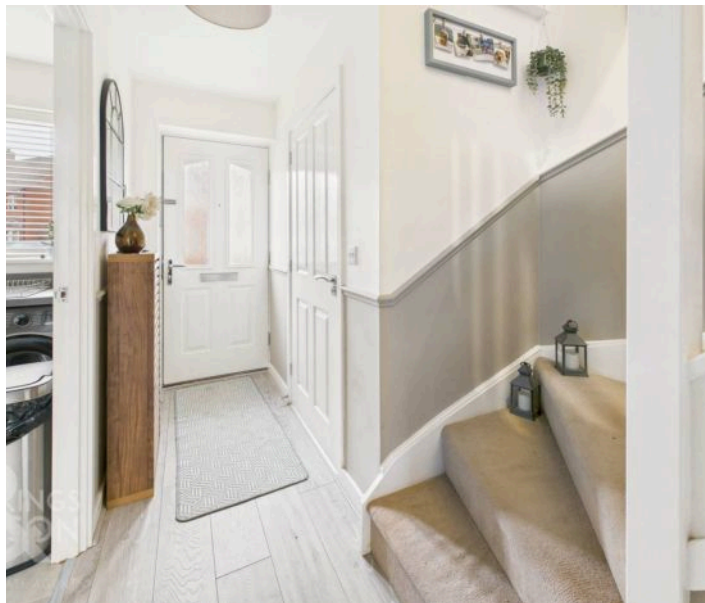




Maurecourt Drive, Brundall - NR13 5SE





## Maurecourt Drive

Brundall, Norwich

NO CHAIN. This appealing semi-detached home presents an excellent opportunity for FIRST-TIME BUYERS or those seeking a comfortable, MOVE-IN READY PROPERTY. The house enjoys a desirable SOUTH-FACING ASPCT, filling the interior with natural light throughout the day. Upon entering, you are greeted by a WELCOMING ENTRANCE HALL leading to a spacious 14' SITTING/DINING ROOM, ideal for both relaxation and entertaining. The REPLACEMENT KITCHEN boasts contemporary fittings and ample storage, providing a practical and stylish space for home cooking. Upstairs, the accommodation comprises TWO WELL-PROPORTIONED DOUBLE BEDROOMS, each offering generous space for furnishings and storage. The family BATHROOM is fitted with a SHOWER and is complemented by a separate ground floor W.C. Tastefully decorated and well maintained, the property is ready for immediate occupation. Featuring a good-sized SOUTH-FACING GARDEN, the garden is enclosed with NEW TIMBER PANELLED FENCING and includes a timber built SHED.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Semi-Detached Home
- South Facing Aspect
- Newly Fitted Kitchen
- 14' Sitting/Dining Room
- Two Double Bedrooms
- Family Bathroom with Shower & Separate W.C
- Landscaped & Lawned Garden with Timber Shed

The property is situated on the 2015 built Persimmon Development, within 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 Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is located on the fringe of the village, close to the A47, but within a short walk of the local Co-op food store.



## SETTING THE SCENE

Set back from the road and approached via a low maintenance front garden, a brick-weave driveway offers tandem parking for several vehicles with gated access leading to the rear garden.

## THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring underfoot, whilst stairs rise to the first floor landing with doors taking you to the sitting room, kitchen and ground floor W.C - finished with a white two piece suite with attractive wood panelling. The W.C includes continued wood effect flooring and tiled splash-backs. The kitchen offers a high gloss range of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric oven with glass splash-back and extractor fan. Space is provided for a fridge freezer and washing machine, with matching up-stands running around the work surface, cupboard housing the wall mounted gas fired central heating boiler and front facing uPVC double glazed window. The sitting/dining room is fully open plan and enjoys garden views via the rear facing French doors, with wood effect flooring flowing underfoot and useful built-in storage cupboard under the stairs.

Heading upstairs, the carpeted landing is finished with fitted carpet and a loft access hatch above, with doors taking you to two double bedrooms. Both of the bedrooms are finished with fitted carpet and uPVC double glazing, with the smaller bedroom including a useful built-in storage cupboard over the stairs. Completing the property is the family bathroom which offers a white three piece suite with a thermostatically controlled shower over the bath, with a glazed shower screen and tiled splash-backs.

## FIND US

Postcode : NR13 5SE

What3Words : [///iterative.coasting.decrease](#)

## VIRTUAL TOUR

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







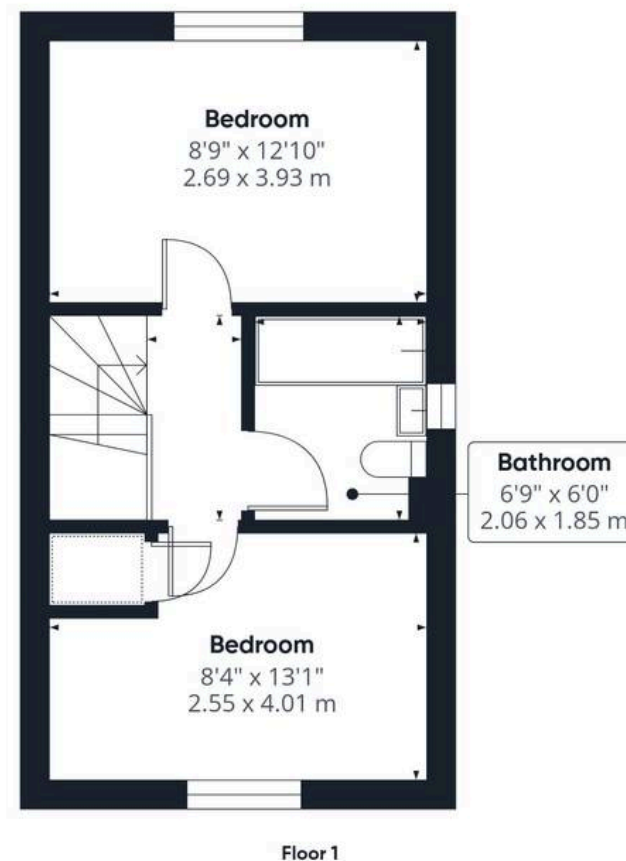
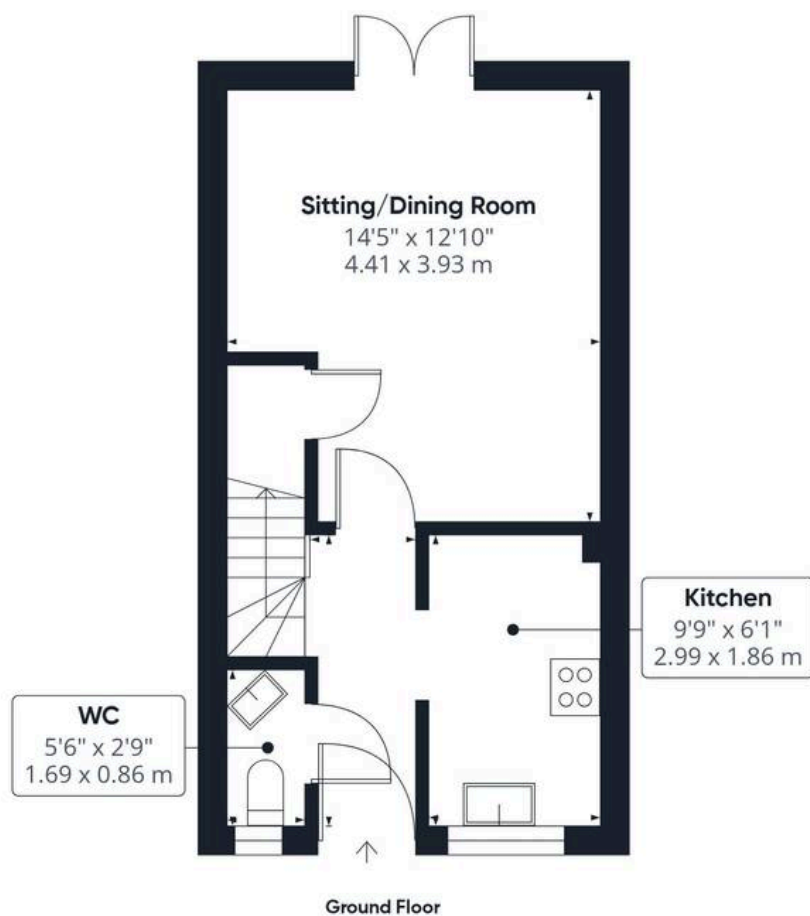




## THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing whilst enjoying a central lawned garden and patio seating area which runs across the width of the property. Raised beds and a useful timber shed can be found to one side, with gated access to the driveway.





**Approximate total area<sup>(1)</sup>**  
589 ft<sup>2</sup>  
54.7 m<sup>2</sup>

(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







## Starkings & Watson Hybrid Estate Agents

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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.