



Chancel Close, Brundall - NR13 5NA



7 Chancel Close

Brundall, Norwich

Guide Price £400,000-£425,000. NO CHAIN. This DETACHED BUNGALOW occupies a sought-after position within a POPULAR CUL-DE-SAC, offering approximately 1182 sq. ft (stms) of well-appointed accommodation with a versatile layout. The property welcomes you into a spacious entrance PORCH and HALL, leading to the impressive 18' SITTING ROOM, where a LARGE PICTURE WINDOW frames pleasant front aspect views and fills the space with natural light. The OPEN PLAN DINING and GARDEN ROOMS provide a flexible area for entertaining and relaxation, with direct access to the LUXURY KITCHEN. A standout feature of the kitchen is the SOLID WOOD WORK SURFACES, a practical PANTRY CUPBOARD, and modern integrated appliances, creating a superb environment for culinary enthusiasts. The 12' CONSERVATORY enjoys a tranquil, tree-lined aspect - with a UTILITY/LAUNDRY ROOM leading off. The property further benefits from TWO DOUBLE BEDROOMS, each offering generous proportions and fitted storage options, while the well-appointed family bathroom includes a SHOWER and separate W.C.

The GARDEN offers a private, LOW MAINTENANCE REAR GARDEN, thoughtfully landscaped for ease of care and year-round enjoyment. From the conservatory, step onto a LARGE PATIO SEATING AREA - ideal for alfresco dining or entertaining guests. The adjoining SHINGLED EXPANSE provides flexibility and could easily be laid to lawn if desired, while mature planting along the rear boundaries enhances privacy and visual appeal. The GARAGE itself is a versatile space, featuring an ELECTRIC UP AND OVER DOOR to the front.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Detached Bungalow in a Popular Cul-De-Sac Setting
- Approx. 1182 Sq. ft (stms) of Accommodation
- 18' Sitting Room with a Large Picture Window
- Open Plan Dining & Garden Rooms
- Luxury Kitchen with Solid Wood Work Surfaces & Pantry Cupboard
- 12' Conservatory Enjoying a Tree Lined Aspect
- Two Double Bedrooms

The property is situated 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 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 tarmac driveway, a shingled frontage enclosed within brick wall front boundaries creates an attractive outlook from the bungalow. A variety of mature planting and shrubbery can be found, with a large shingle expanse along with ample parking and turning space which in turn leads to the detached garage.

THE GRAND TOUR

Once inside, a porch entrance with tiled flooring greets you, where a further door takes you to a hall entrance complete with woodblock flooring and a useful built-in airing cupboard and cloaks storage cupboard. Doors lead off to the bedroom, kitchen and living accommodation. The sitting room sits to your right hand side as you enter, with a large picture window to front, feature fireplace and fitted carpet underfoot. A sliding door takes you to the adjacent dining room which offers a light and bright interior whilst being open plan to a garden room extension - providing an extra section of living space. Dual aspect views can be found to front and rear via two large windows, with a door from the dining room opening up to the kitchen which has been modernised in recent years and includes well maintained solid wood work surfaces and a range of useful built-in storage. Integrated cooking appliances include an inset electric ceramic hob with an extractor fan above and built-in eye level electric double oven, with tiled splash-backs running around the work surface, whilst the fridge is integrated and a useful built-in double pantry sits to one side. The conservatory extension enjoys beautiful garden vistas and views to the tree lined rear aspect, where windows and French doors lead to the outside.

Tiled flooring runs underfoot, with access to the utility washroom, with built-in storage cupboards and space for a washing machine. This useful space includes the wall mounted gas fired central heating boiler. From the hall entrance the two bedrooms can be found, with the front facing bedroom finished with wood flooring and the rear facing bedroom finished with fitted carpet, built-in double wardrobe and a further range of storage units. A separate W.C sits adjacent to the main bathroom which offers a further W.C with a panelled bath and corner shower cubicle.

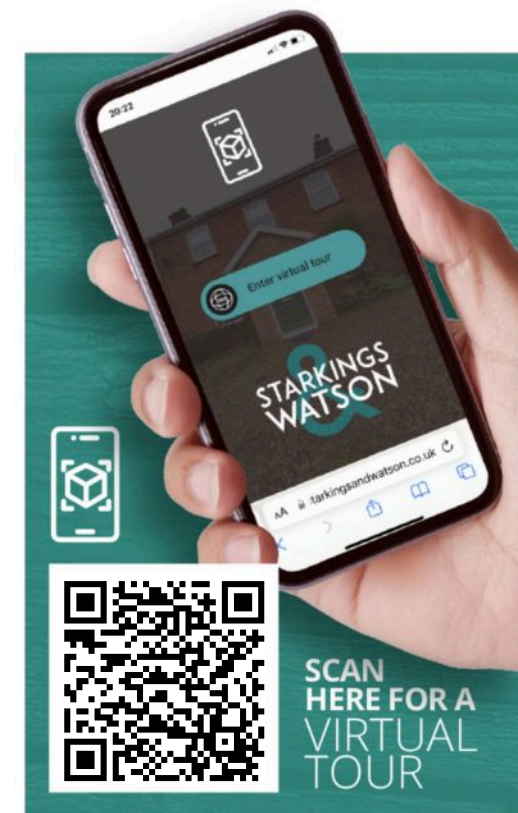
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What3Words : ///slope.shrugging.damp

VIRTUAL TOUR

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



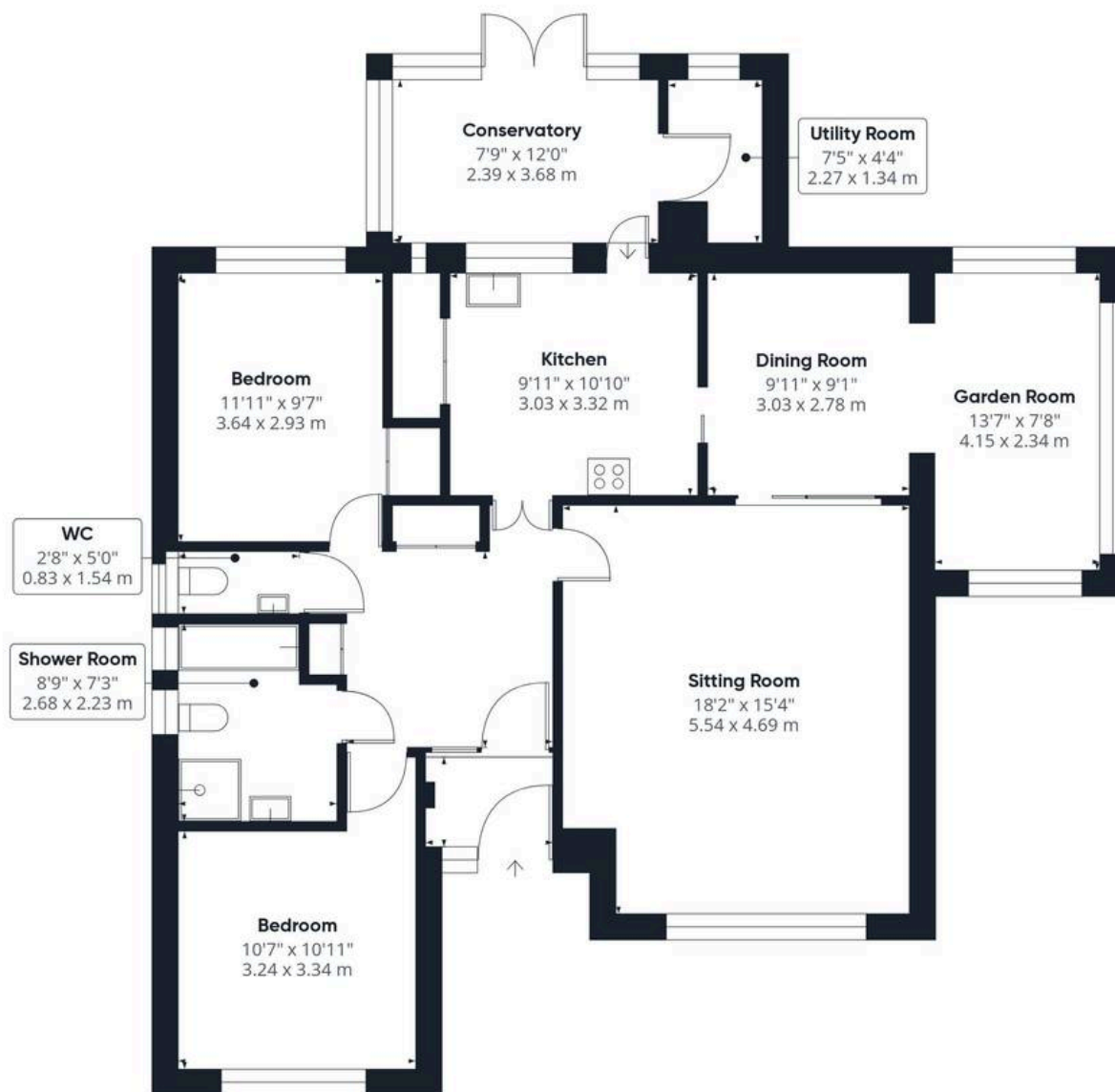




THE GREAT OUTDOORS

The rear garden offers a low maintenance finish, complete with a large patio seating area extending from the conservatory. Adjoined by a shingled expanse which could be laid to lawn if required, the rear boundaries offer a range of mature planting, with a useful gated side access to the driveway and a storage area to the rear of the garage. The garage is accessed via an electric up and over door to front with a door to side, window to side and rear, further built in storage, power and lighting.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

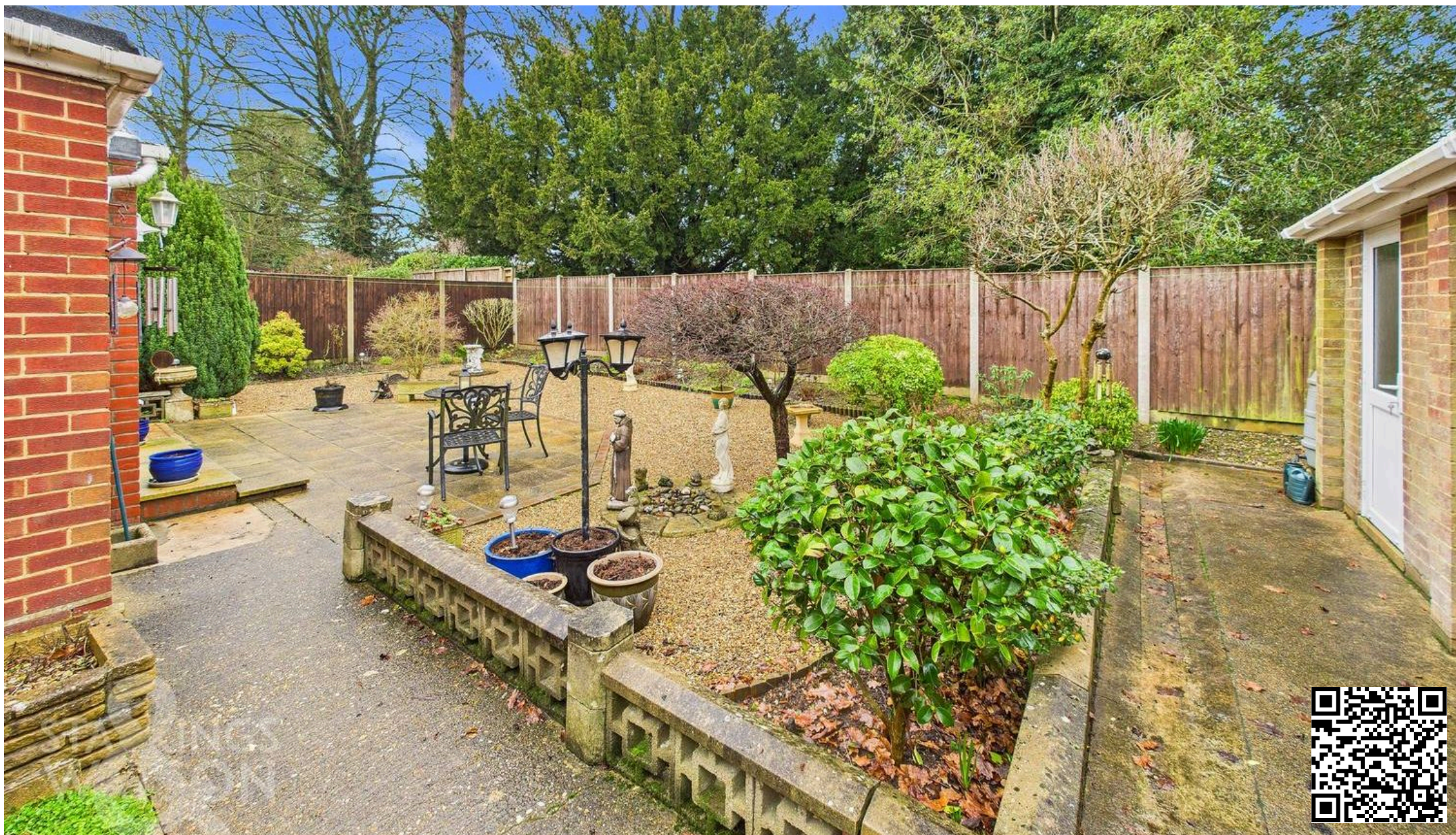
1497 ft²

139.2 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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