



Gray Close, Brundall - NR13 5SG

STARKINGS
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HYBRID ESTATE AGENTS



Gray Close

Brundall, Norwich

NO CHAIN. This modern DETACHED BUNGALOW presents an excellent opportunity for those seeking a well-appointed home within WALKING DISTANCE to the village centre and with EASY ACCESS to the A47. The property is thoughtfully designed and features a HALL ENTRANCE with STORAGE, spacious 24' OPEN PLAN L-SHAPED SITTING/DINING ROOM, offering flexible living and entertaining space. The FITTED KITCHEN is equipped with INTEGRATED COOKING APPLIANCES and plenty of STORAGE, while the adjoining 14' CONSERVATORY provides a tranquil spot to relax and enjoy garden views throughout the year. There are TWO WELL-APPOINTED BEDROOMS, both served by a FAMILY BATHROOM that includes both a BATH and a separate SHOWER cubicle for convenience. The bungalow benefits from gas fired CENTRAL HEATING and double glazing, ensuring comfort and efficiency. The attached GARAGE, accessed from the front via an up and over door, provides secure parking and additional storage above, with power and lighting already installed. The SOUTH-FACING REAR GARDEN is a real highlight, enclosed by timber panel fencing and brick walling for privacy and security.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Chain!
- Modern Detached Bungalow with Garage
- Close to A47 & Walking Distance to Village Centre
- 24' Open Plan L-Shaped Sitting/Dining Room
- Fitted Kitchen with Integrated Cooking Appliances
- 14' Conservatory with Garden Views
- Family Bathroom with Bath & Shower Cubicle
- South Facing Enclosed Gardens

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

Tucked away in a cul-de-sac setting, the property is approach via a lawned front garden. A brick-weave driveway sits to the side, providing off road parking for several vehicles, along with access to the gated rear garden and single garage.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet and twin built-in storage cupboards, with a loft access hatch above and doors leading to the bedroom and living accommodation. The main living space forms an L-shaped sitting/dining room with a feature fireplace creating a focal point to the room, with twin front facing windows and patio doors opening up to the conservatory. The kitchen offers a fully fitted range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob with stainless steel splash-back and extractor fan, along with a built-in eye level electric oven. Space is provided for general white goods including a fridge freezer and washing machine, with the dishwasher integrated. Matching up-stands and tiled splash-backs run around the work surface with a side facing window, wall mounted gas fired central heating boiler and door leading out to the rear garden. The conservatory extends the living space with windows to side and rear, and a door leading out to the garden with tiled flooring underfoot. The two bedrooms both lead off the main entrance hall with fitted carpet underfoot and uPVC double glazing, with the larger bedroom including a range of built-in wardrobes to one side.

Completing the property is the family bathroom which includes a four piece suite and walk-in shower cubicle, with a thermostatically controlled shower, tiled splash-backs, tiled effect flooring and side facing window.

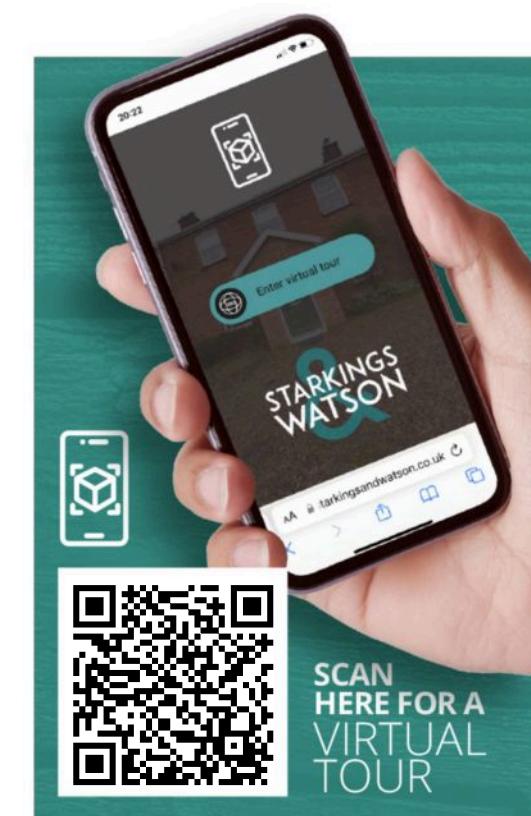
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Postcode : NR13 5SG

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VIRTUAL TOUR

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



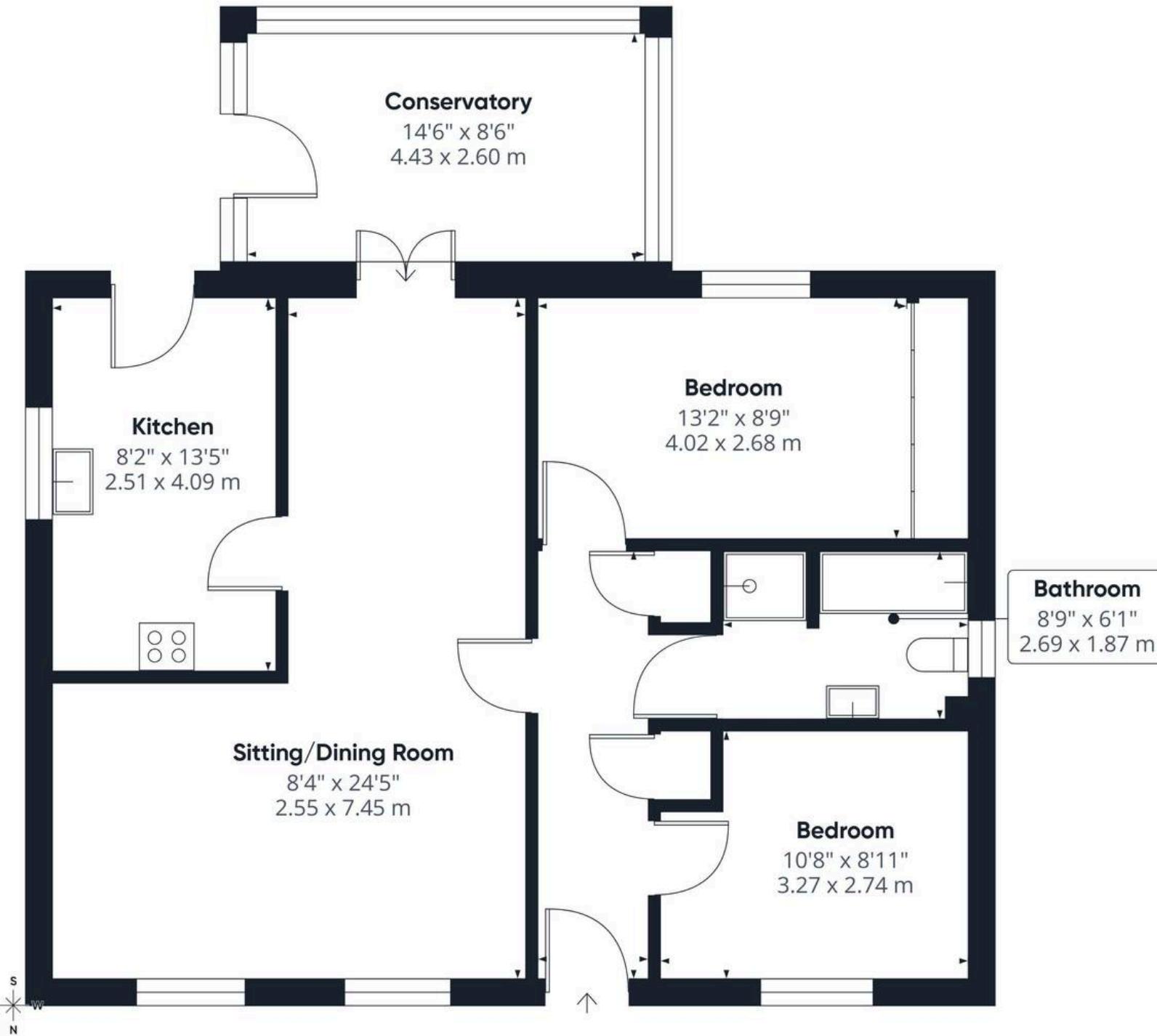




THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and brick walling, whilst enjoying a south facing aspect. The main lawned garden includes various planting and shrubbery, with gated access to the driveway and a side access door to the garage. The garage is access via an up and over door to front, with storage above, power and lighting.





Approximate total area⁽¹⁾

905 ft²

84.2 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.



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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 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.