



Berryfields, Brundall - NR13 5QQ



## Berryfields

Brundall, Norwich

Nestled in an ESTABLISHED CUL-DE-SAC overlooking GREEN SPACE, this well-presented SOUTH FACING end-terrace home offers a fantastic opportunity for families and professionals alike, with clear potential for extension (subject to planning). Upon arrival, a practical PORCH ENTRANCE leads into a bright and welcoming SITTING ROOM, ideal for relaxing or entertaining guests. The SPACIOUS KITCHEN/DINING ROOM is thoughtfully arranged at the rear of the property, benefiting from DIRECT ACCESS to the GARDEN, making it perfect for indoor-outdoor living and family meals. Upstairs, the accommodation comprises THREE well-proportioned BEDROOMS, each with ample natural light, and a MODERN FAMILY BATHROOM featuring a shower. The adjoining GARAGE provides excellent storage or workshop space, while the PRIVATE DRIVEWAY ensures convenient off-road parking for multiple vehicles.



The property's SOUTH-FACING GARDEN is a true highlight, offering a generous expanse of lawn that is perfect for children to play or for hosting summer gatherings. Mature borders and established planting run around the borders, with useful space to the rear of the garage to further landscape.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- End-Terrace Home with Extension Potential (stp)
- Established Cul-De-Sac Setting
- Porch Entrance & Sitting Room
- Kitchen/Dining Room with Garden Access
- Three Bedrooms
- Family Bathroom with Shower
- Adjoining Garage & Driveway
- South Facing Lawned Gardens

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

Approached via a low maintenance shingled frontage, the adjacent driveway offers off road parking with access to the adjoining garage and entrance porch.

## THE GRAND TOUR

Stepping inside, the entrance porch offers the ideal meet and greet space with tiled effect flooring underfoot and a useful built-in storage cupboard. A door takes you to the main sitting room, finished with fitted carpet, feature fireplace creating a focal point to the room, and front facing uPVC double glazed window. Stairs rise to the first floor landing whilst a door takes you to the adjacent kitchen/dining room - stretching across the rear of the property and flooded with natural light. The kitchen offers a u-shaped arrangement of wall and base level units with space for an electric cooker, and tiled splash-backs running around the work surface. Space is provided for general white goods including a fridge, freezer, washing machine and tumble dryer, with tiled effect flooring and a door taking you to the outside.

Heading upstairs, the carpeted landing leads to the three bedrooms - all finished with fitted carpet and uPVC double glazing. The two larger bedrooms both include built-in bespoke wardrobes and storage above the stairs. Completing the property is the main family bathroom with a white three piece suite including storage under the hand-wash basin and a panelled bath with a thermostatically controlled shower and glazed shower screen. Storage can be found within the airing cupboard, whilst the walls are finished with tiling and a heated towel rail.

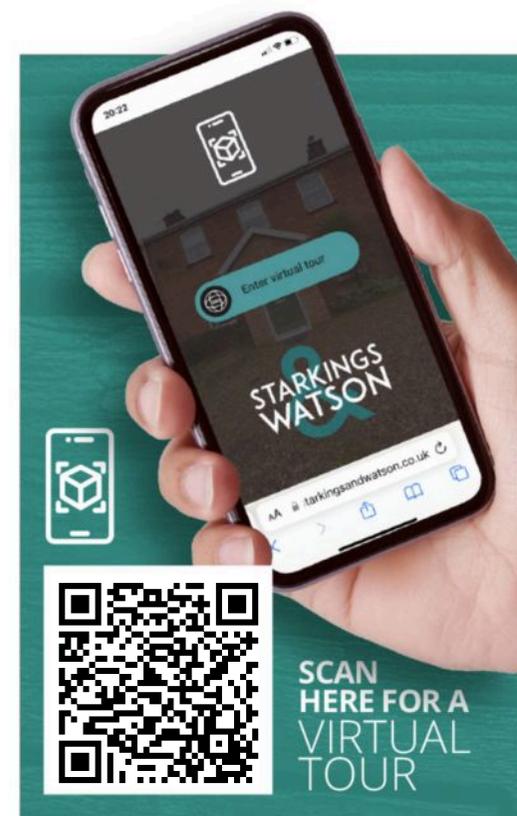
## FIND US

Postcode : NR13 5QQ

What3Words : ///intervene.hats.shepherdess

## VIRTUAL TOUR

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







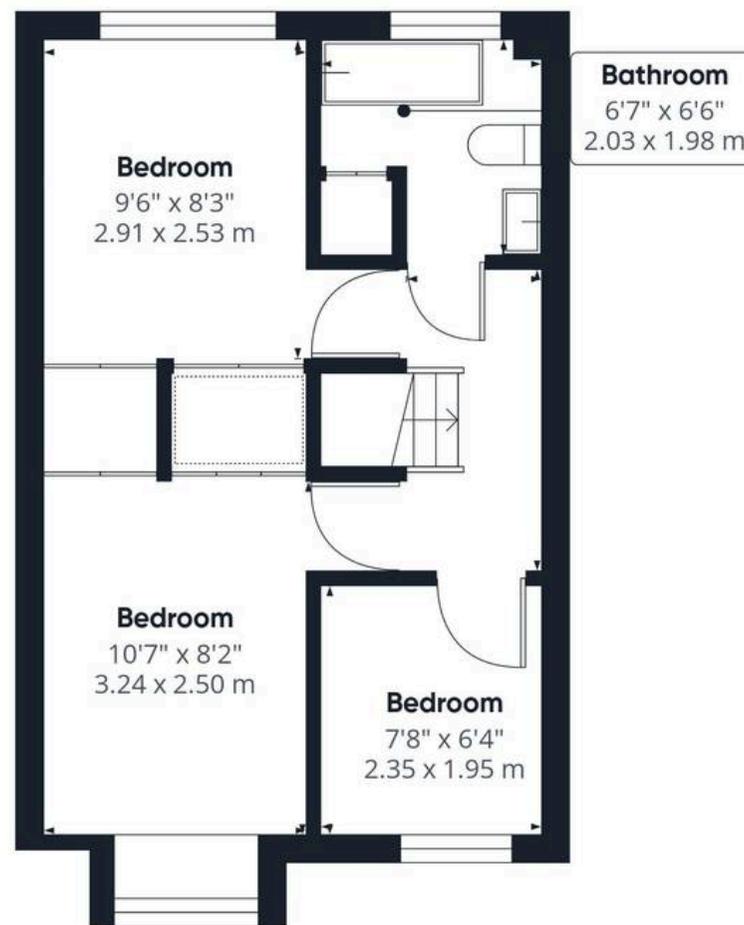
## THE GREAT OUTDOORS

Heading outside, the rear garden is larger than average whilst being manually laid to lawn, and enclosed within timber panel fencing and brick walling. A range of mature planting and shrubbery can be found to the boundaries with an outside water supply and useful timber built storage shed. Gated access leads to the driveway and garage. The garage is accessed via an up and over door to front, with storage above, power and lighting.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

820 ft<sup>2</sup>  
76.3 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

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