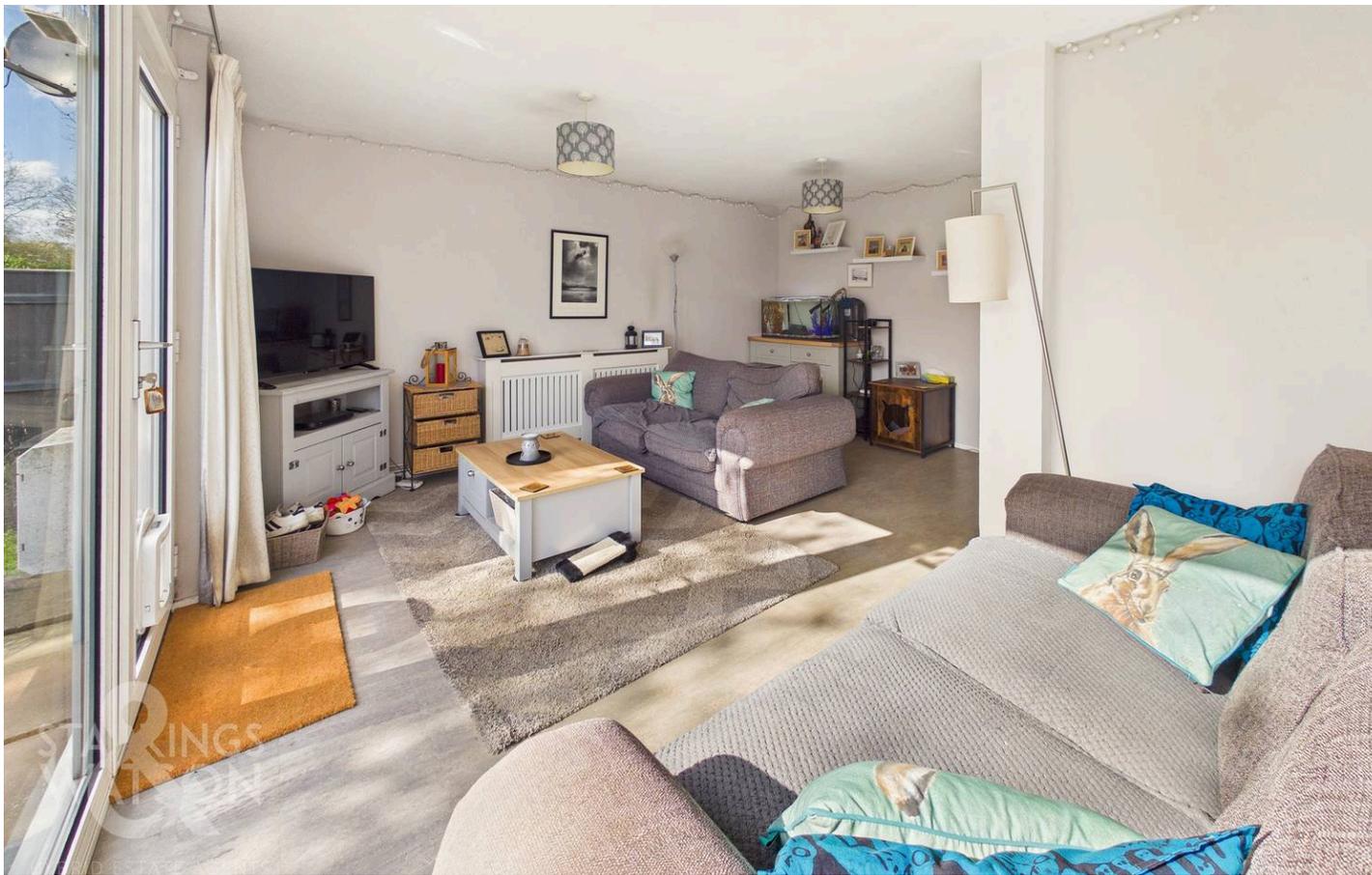




Finch Way, Brundall - NR13 5NB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Finch Way

Brundall, Norwich

Situated in a peaceful CUL-DE-SAC with a desirable SOUTH-FACING ASPECT and GREEN SPACE to the SIDE, this spacious three-bedroom semi-detached family home offers over 860 sq. ft (stms) of thoughtfully arranged accommodation. The property has been UPDATED and MODERNISED in recent years, including the benefit of a REPLACEMENT ROOF, ensuring both comfort and peace of mind for the next owners. The welcoming HALL ENTRANCE provides practical STORAGE solutions and a convenient ground floor W.C. The heart of the home is the impressive 19' L-SHAPED SITTING/DINING ROOM, perfect for both relaxing and entertaining, whilst ENJOYING GARDEN VIEWS through the LARGE FULL HEIGHT WINDOW and twin doors. The fitted KITCHEN features ample workspace and room for appliances, catering to the needs of a busy household. Upstairs, THREE WELL-PROPORTIONED BEDROOMS are served by a modern FAMILY BATHROOM, offering flexibility for families, guests, or those working from home. On-road PARKING is available, with an EN BLOC GARAGE.



The SOUTH FACING ASPECT ensures plenty of natural light throughout the day, with an ENCLOSED LAWNED GARDEN, adjacent GREEN SPACE providing a picturesque outlook and a sense of privacy, as well as a safe and attractive area for children to play.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious Semi-Detached Family Home
- Cul-De-Sac South Facing Setting with Green Space to the Side
- Hall Entrance with Storage & Ground Floor W.C
- Over 860 Sq. ft (stms) of Accommodation
- 19' L-Shaped Sitting/Dining Room
- Fitted Kitchen with Space for Appliances
- Three Bedrooms & Family Bathroom
- On Road Parking & En Bloc Garage

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

Set back from the road and approached via a low maintenance frontage, an area of plum slate can be found, with steps leading down to the main entrance door.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with useful built-in storage, open plan aspect to the main living space and kitchen. A door leads to the ground floor W.C, finished with a white two piece suite including tiled splash-backs and a heated towel rail. The kitchen sits at the front of the property with a u-shape 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, dishwasher and washing machine. The sitting/dining room is open plan with an L-shape of usable space ideal for soft furnishings and a dining table. Full height windows and twin doors lead out to the garden whilst offering panoramic views across the patio. Stairs rise to the first floor landing whilst a useful built-in storage cupboard can be found below.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the three bedrooms. Each of the bedrooms is finished with fitted carpet and uPVC double glazing, with two bedrooms also including built-in wardrobes. Completing the property is a family bathroom with a white three piece suite including a shaped panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash-backs and heated tower rail.

FIND US

Postcode : NR13 5NB

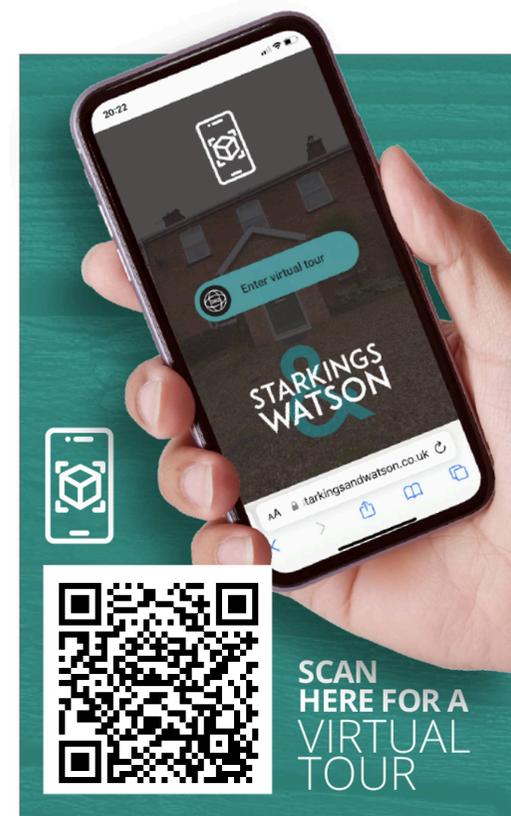
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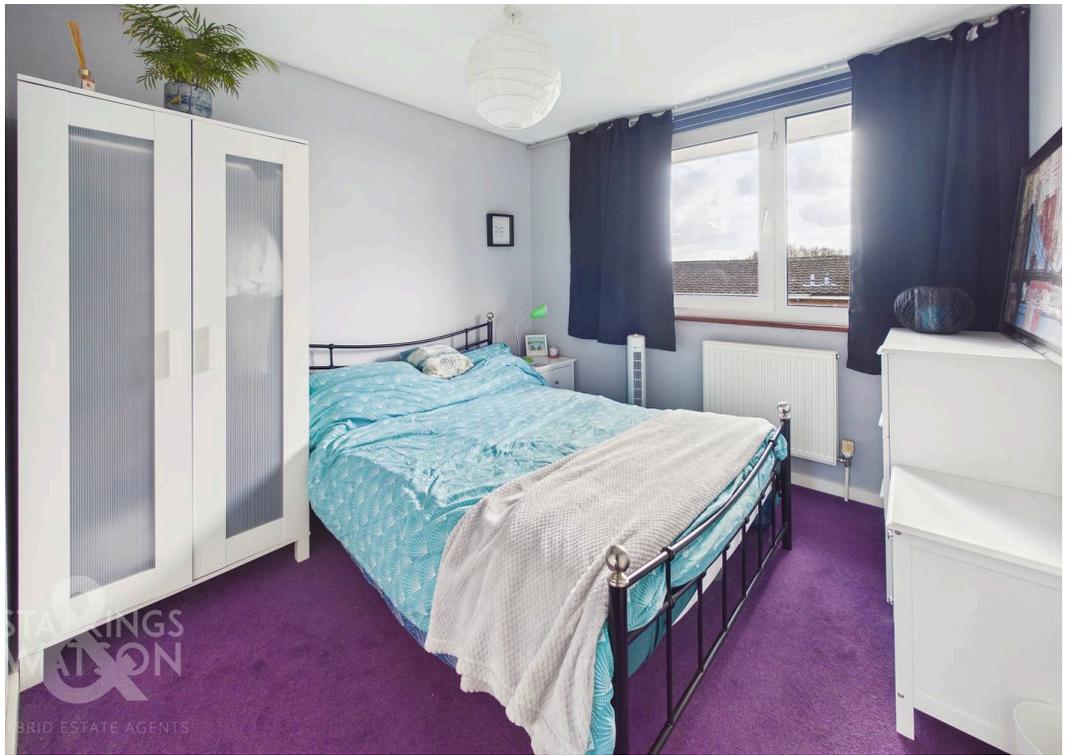
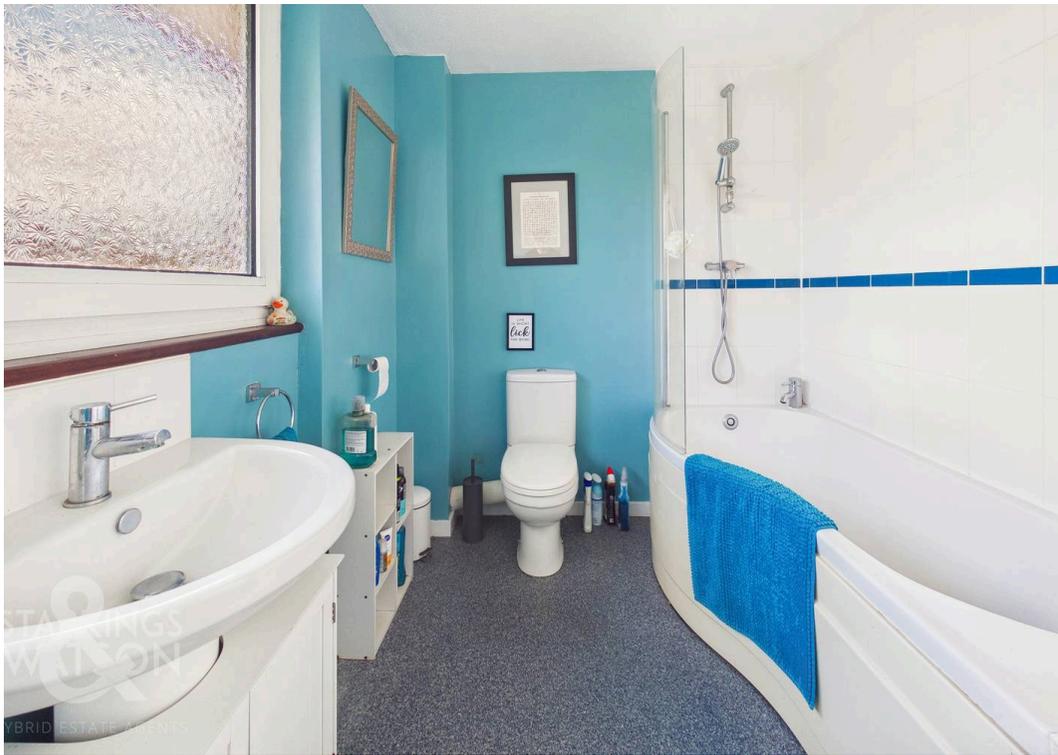
VIRTUAL TOUR

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

AGENTS NOTES

A monthly service charge in the region of £20 PCM covers the cost of maintaining green space on the development.



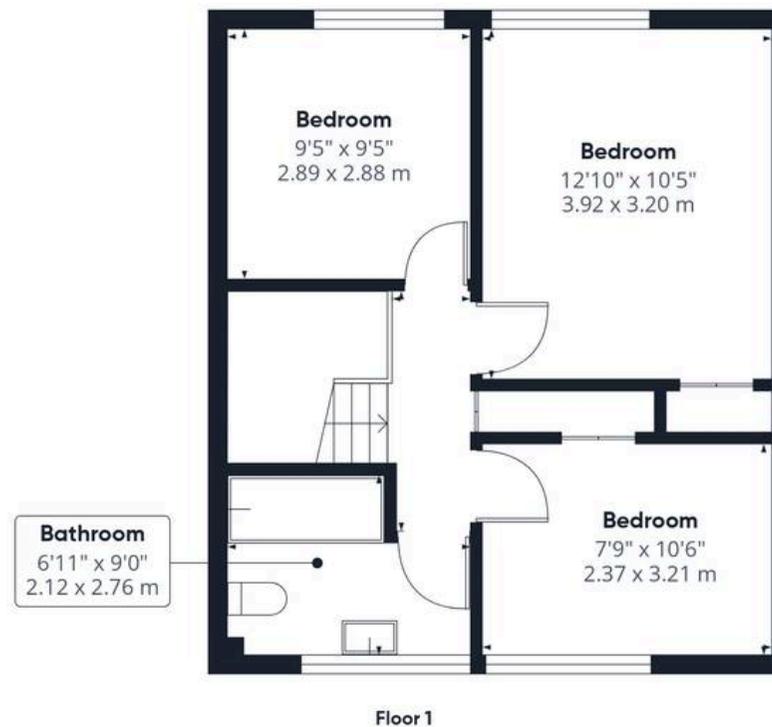




THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with timber panel fencing whilst being laid to lawn and including a patio seating area which extends from the sitting room. A useful gated access leads to the side with a timber built shed for storage. An en-bloc garage can also be found at the end of the cul-de-sac accessed via an up and over door to front.





Approximate total area⁽¹⁾
861 ft²
79.9 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 and 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.