



Laurel Drive, Brundall - NR13 5RE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Laurel Drive

Brundall, Norwich

Enjoying a SECLUDED SETTING, this beautifully UPDATED and FULLY MODERNISED 1930's detached bungalow offers a rare opportunity for those seeking a peaceful lifestyle on an approximate 0.17 ACRE PLOT (stms). The property is thoughtfully designed to maximise both comfort and style, including a NEW CENTRAL HEATING SYSTEM and electric boiler, REPLACEMENT BATHROOM, NEW KITCHEN and a FULL OVERHAUL of the ELECTRICS. Featuring a 17' DUAL ASPECT KITCHEN/DINING ROOM with a bespoke finish that creates a bright and inviting space. The modern kitchen is equipped with quality fittings and opens directly onto the garden, seamlessly blending indoor and outdoor living. The SITTING ROOM measures 13', showcasing a FEATURE FIREPLACE and an elegant bay window, providing a perfect spot for unwinding with views over the gardens. The accommodation includes TWO WELL-PROPORTIONED BEDROOMS, ideal for guests or family, as well as a contemporary FAMILY BATHROOM with feature tiling and an ELECTRIC SHOWER. Additional benefits include a LONG TANDEM DRIVEWAY offering ample off-road parking and private gardens that ensure a tranquil and exclusive atmosphere. The outside space is a true highlight of this property, with gardens that wrap around the bungalow and offer multiple areas for enjoyment throughout the seasons. The main lawned expanse sits to the front of the home and is bordered by a wide variety of MATURE PLANTING, shrubbery and ESTABLISHED TREES.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

- Detached Bungalow in a Secluded Setting
- Approx. 0.17 Acre Plot (stms)
- Updated & Fully Modernised
- 17' Dual Aspect Kitchen with a Bespoke Finish
- 13' Sitting Room with a Feature Fireplace & Bay Window
- Two Bedrooms
- Family Bathroom with Feature Tiling & Electric Shower
- Tandem Driveway & Private Gardens

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

Tucked away from the road and approached by a shingle driveway, tandem parking is provided for several vehicles with newly installed fencing running down the left hand boundary. A shingle pathway and lawned garden opens up, where the bungalow sits secluded and tucked away - enjoying its south facing aspect. A pathway runs around the bungalow where the main entrance door can be found, along with the large front garden.



THE GRAND TOUR

Stepping inside, the hall entrance offers the ideal meet and greet space with a window overlooking the garden and fitted carpet underfoot. Doors lead off to the two bedrooms, with the main bedroom enjoying dual aspect views front and rear and fitted carpet underfoot, with the adjacent second bedroom finished in a similar style. The kitchen forms the hub of the home with dual aspect views to front and rear, and a newly fitted range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven. Attractive herringbone style splashbacks run around the work surface with a sink unit perfectly located adjacent to the window to enjoy the skyline beyond. The kitchen includes an integrated fridge freezer and space for a washing machine, with a fully glazed door overlooking the garden and ample space for a dining table. Doors lead off to the sitting room and ground floor bathroom. The bathroom is newly installed with a white three piece suite including storage under the hand-wash basin, panelled bath with electric shower, attractive tiled splash-backs and twin uPVC double glazed windows enjoying a light and bright aspect. The main sitting room features a bay window and further window overlooking the garden, with character features including a feature open fireplace and picture rail, with a storage recess creating an ideal study or storage area to one side.

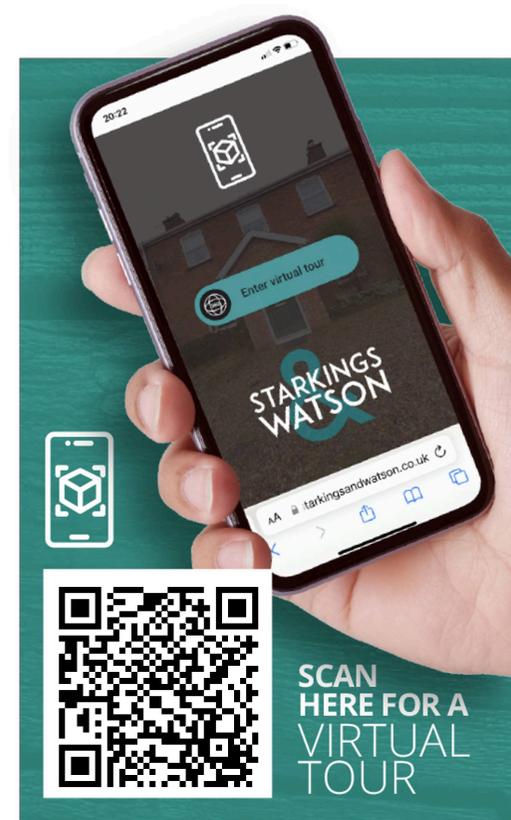
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What3Words : ///umbrella.carpeted.squaring

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The gardens wrap around the property with the main lawned expanse sitting to the front - enjoying a wide variety of mature planting, shrubbery and trees whilst remaining private and secluded. The garden is laid to lawn and includes a patio seating area opening up from the kitchen door, with a pathway running around the bungalow to the driveway and integrated brick built storage shed.





Approximate total area⁽¹⁾

682 ft²

63.2 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.

GIRAFFE 360





Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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