

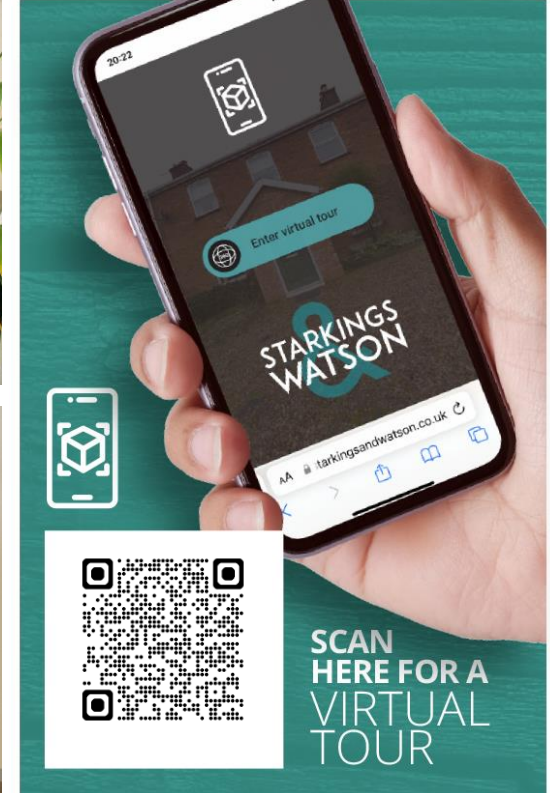
RIVERDALE COURT

Brundall, Norwich NR13 5AE

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
TO LET



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**STARKINGS
&
WATSON**

- Ground Floor Flat
- Gas Fired Central Heating
- Generous Sitting Room
- Kitchen/Breakfast Room
- Three Piece Family Bathroom
- Central Village Location
- Close To Amenities
- Allocated Parking

This MODERN one bedroom GROUND FLOOR FLAT is situated within the HIGHLY SOUGHT AFTER Broadland village of BRUNDALL. The property has been WELL MAINTAINED with a MODERN NEUTRAL DECOR throughout. Accommodation comprises entrance hall, LARGE SITTING ROOM, family bathroom, DOUBLE BEDROOM and KITCHEN/BREAKFAST ROOM. To the outside the property is adjoined by a lawned front garden, whilst a pathway leads to the ALLOCATED PARKING. The village TRAIN STATION and a bus stop can be found close by, along with a wealth of amenities!

LOCATION

The Broadland Village of Brundall is located East of the Cathedral City of Norwich, having excellent transport links via Road and Rail. The Village itself has an abundance of amenities including Village Shops, Post Office, Primary School, Doctors' Surgery and Public Houses. Brundall is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 5AE), but to help you...Leave Norwich on the A47 heading towards Great Yarmouth. At the Brundall/Blofield roundabout take the third exit onto Cucumber Lane. Follow this road along and round the tight left hand bend onto The Street and over the mini roundabout taking the first right hand turn onto The Dales. Continue to the bottom of the hill, where the property can be found on the left hand side indicated by our To Let board.

The property is approached via a hard-standing pathway providing access to the main property. Adjacent lawned gardens can be found whilst a range of mature flower and shrubs border the garden.

Obscure glazed entrance door to:

ENTRANCE HALL

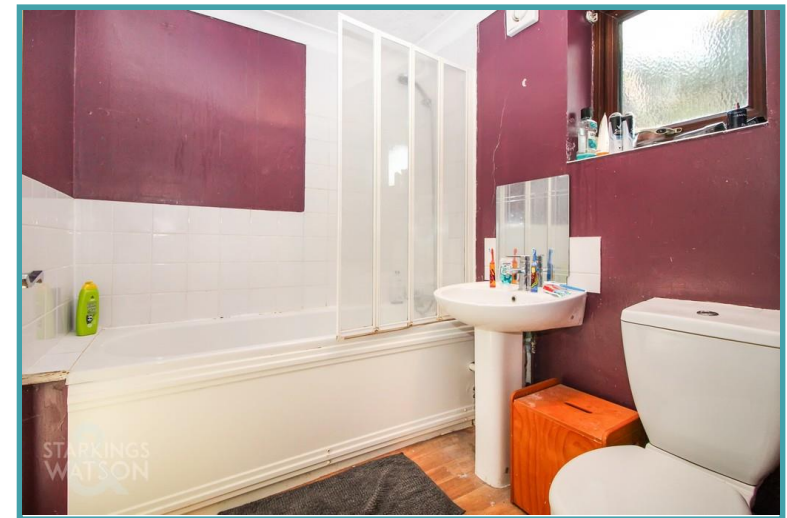
Oak wood flooring, built-in cloaks cupboard with storage shelving and hanging rail, telephone point, doors to:

SITTING ROOM

13' 10" x 10' (4.22m x 3.05m) Wood effect flooring, radiator, uPVC double glazed window to rear, television point, built-in cupboard with storage shelving, coved ceiling.

KITCHEN/BREAKFAST ROOM

10' 9" x 7' (3.28m x 2.13m) Fitted range of wall and base level units with complementary rolled edged work surfaces and inset stainless steel sink and



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drainer unit with mixer tap over, tiled splash-backs, inset electric hob, built-in electric oven with extractor fan over, vinyl flooring, space for fridge/freezer and washing machine, radiator, built-in cupboard housing wall mounted 'Vaillant' gas fired central heating boiler, uPVC double glazed window to front, coved ceiling.

DOUBLE BEDROOM

10' 9" x 7' (3.28m x 2.13m) Wood effect flooring, radiator, uPVC double glazed window to rear, coved ceiling.

FAMILY BATHROOM

Modern three piece suite comprising low level W.C., pedestal hand-wash basin with mixer tap over, panelled bath with mixer shower tap and glazed shower screen, tiled splash-backs, wood effect flooring, radiator, uPVC obscure double glazed window to front, built-in cupboard with storage shelving, extractor fan, coved ceiling.

PARKING

Allocated parking for the development can be found nearby and is available on a first come first served basis.

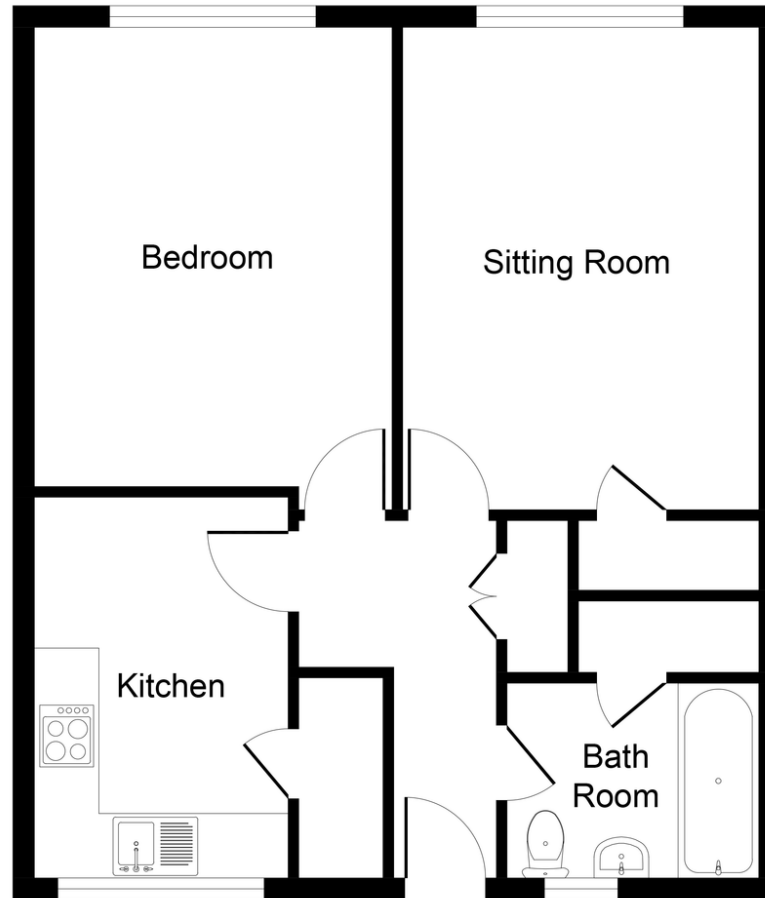
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Floor Plan
Approximate Floor Area
506 sq. ft
(47 sq. m)