Postwick Lane, Brundall, Norwich

Guide Price £675,000 Freehold

Energy Efficiency Rating : 68

- Unique, Charming and Characterful
- Detached Family Home
- Transport Links & Amenities Close By
- Scope For Annexe or Air BnB Use
- Approx 0.3 Acres (stms)
- Bespoke Finishes Throughout
- Stunning Landscaped Gardens
- Garage, Summer House & Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
This UNIQUE and CHARMING detached FAMILY HOME is set within 0.3 Acres (stms) and offers a HIGH SPECIFICATION FINISH and OPEN PLAN LIVING SPACES, in a LOCATION just WALKING DISTANCE to TRANSPORT LINKS & AMENITIES. The accommodation comprises an entrance porch providing access to a shower room and DOUBLE BEDROOM, which the current vendors have separated off for use as an AIR BNB - but scope exists for use as an ANNEXE. The entrance hall features an OPEN FIREPLACE, study, SITTING ROOM with WOOD BURNER, DINING ROOM which opens to the KITCHEN/BREAKFAST ROOM with BESPOKE fitted cabinets and a BREAKFAST BAR, and the utility room with a door to the garden that could be used as the MAIN ENTRANCE. The first floor offers FOUR DOUBLE BEDROOMS of which the MASTER IS EN SUITE and features a BALCONY with space for BISTRO SET to take in the views over the GARDENS and the WAVENEY VALLEY. A SUMMER HOUSE with power, courtyard PARKING TO THE REAR and the GARAGE to the front.

LOCATION
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 on the fringe of the village, close to the A47, but within a short walk of the local Co-op food store.

DIRECTIONS
You may wish to use your Sat-Nav (NR13 5RQ), 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 as the road turns to the left take a right hand turn onto Postwick Lane. The property is then found on the left hand side with steps leading to it. Alternatively, the left hand turn before leads down Laurel Drive and further parking.

This characterful property is deceptive on the first approach as you reach the top of the steps off Postwick Lane and pass through the picket gate. There is a hard standing pathway providing access to the rear garden and property where the Annex/B&B is being used, and the entrance porch for the main property for all other occasions.

Entrance door to:

ENTRANCE PORCH/ANNEXE ENTRANCE
Tiled original style flooring with window to front aspect, door to annexe bedroom and shower room, double doors to reception hall.

ENTRANCE HALL
15’ 6” x 14’ 4” (4.72m x 4.37m) The heart of this room is a stunning ornate fireplace with tiled hearth and stone mantel, and is complimented by a well chosen fitted carpet, radiator, stairs to first floor landing, door to annexe/bedroom, picture rail, door to utility room, smooth ceiling, double doors to sitting room and door to:
**BESPOKE STUDY**
13’ 1” x 12’ 5” (3.99m x 3.78m) Fitted carpet, radiator, bespoke uPVC double glazed window that is shaped with the curvature of the building, smooth ceiling, double doors to:

**SITTING ROOM**
23’ x 18’ 7” Max of irregular shape (7.01m x 5.66m) A central feature fireplace with tiled hearth and log storage space to both sides which is finished with a timber lintel creating a warm and cosy feel, with fitted carpet and oak wood flooring, radiator x2, uPVC double glazed full height and width window to one corner that overlooks the rear garden, uPVC double glazed French doors to rear garden, smooth ceiling, double doors to:

**DINING ROOM**
18’ 7” x 10’ 4” (5.66m x 3.15m) A perfect space for entertaining! The dining room is finished with oak wood flooring, radiator, uPVC double glazed full height and width window that overlooks the rear garden, smooth ceiling, opening to:

**BESPOKE KITCHEN/BREAKFAST ROOM**
13’ 9” x 12’ 10” (4.19m x 3.91m) Bespoke fitted range of wall and base level units with space for installation of a central island, solid wood work surfaces with inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for ‘Rangemaster’ style gas cooker, tiled flooring, space for fridge freezer and dishwasher, bespoke uPVC double glazed window that is shaped with the curvature of the building, smooth ceiling, double doors to:

**UTILITY ROOM**
14’ 6” x 8’ 8” (4.42m x 2.64m) Fitted range of wall and base level units with complementary rolled edge work surfaces, tiled splash backs and flooring, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler, door to entrance hall, uPVC double glazed window to front and side, door to rear garden.

**ANNEXE BEDROOM/SNUG**
13’ 9” x 12’ 10” (4.19m x 3.91m) A delightful light and airy ground floor bedroom/snug, dual aspect with uPVC windows to front and side, picture rail and radiator.

**ANNEXE SHOWER ROOM**
Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, heated towel rail, extractor fan, uPVC double glazed window to front, smooth ceiling.

**STAIRS TO FIRST FLOOR**
Fitted carpet, smooth ceiling, door to landing, door to:

**DOUBLE BEDROOM**
12’ 8” x 12’ 7” max with some restricted height (3.86m x 3.84m) Fitted carpet, radiator, built-in over stairs storage space which is currently used as a bed, bespoke uPVC double glazed window that is shaped with the curvature of the building, smooth ceiling.

**LANDING**
Fitted carpet, smooth ceiling, doors to:
FAMILY BATHROOM
Four piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, bidet with mixer tap, rolled top bath with clawed feet and mixer shower tap, tiled splash backs and flooring, heated towel radiator, wood panelling, uPVC double glazed window to front, loft access hatch.

SHOWER ROOM
Two piece suite comprising hand wash basin set on vanity unit with storage cupboard and mixer tap, double shower cubicle with thermostatically controlled rainfall shower, tiled walls and flooring, heated towel rail, velux window to rear, smooth ceiling with recessed spotlighting.

DOUBLE BEDROOM
14' 10" x 12' 5" max with some restricted height (4.52m x 3.78m) Fitted carpet, radiator, bespoke uPVC double glazed window that is shaped with the curvature of the building, smooth ceiling.

MASTER DOUBLE BEDROOM
23' 9" x 17' 1" (7.24m x 5.21m) Fitted carpet, radiator, uPVC double glazed full height windows and French doors to the balcony, built-in wardrobe with sliding doors, built-in eaves storage space, smooth vaulted ceiling, door to:

EN SUITE BATHROOM
Three piece suite comprising hand wash basin set within vanity unit with storage cupboard under and mixer tap, tiled ‘Jacuzzi’ style bath with mixer shower tap, tiled walls and flooring, radiator, velux window to side, smooth ceiling.

BALCONY
With space for a bistro set, this property offers an ideal location to sit at a raised level to see the broads and take in the south sun.

DOUBLE BEDROOM
14' x 8’ 11" (4.27m x 2.72m) Fitted carpet, radiator, velux window to side, smooth ceiling.

OUTSIDE REAR
Leaving the property via the sitting room French doors, you are welcomed by a raised patio which that extends from the property and with ample space for a garden furniture set overlooking the lawned gardens. Steps lead down to a footpath that take you to either side of the property and to the the summer house and the parking just off the garden, There is a range of mature trees bearing fruit, plantings, shrubbery and flower bedding throughout the garden.

PARKING
There is parking for multiple vehicles with brick pillar and timber gated access.

SUMMER HOUSE
An excellent addition to the garden! This brick built building is finished with window to side, overlooking the gardens, power, light and double doors to the small courtyard area that would be perfect for a bistro set and enjoying the evening sun.

GARAGE
17' x 9' 1" (5.18m x 2.77m) Glazed wooden swinging doors to front with access onto Postwick Lane.
Agents Note: 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.