Gray Close, Brundall, Norwich
Shared Ownership £108,000 Leasehold
Energy Efficiency Rating : 83

- 60% Shared Ownership
- Mid-Terrace Home
- Sitting/Dining Room with French Doors
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern Family Bathroom
- West Facing Garden
- Allocated Parking for Two Vehicles

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
This 60% SHARED OWNERSHIP property was built in 2016 and offers SPACIOUS ROOMS and a manageable rent of £172.22 PCM. Situated on the OUTSKIRTS OF BRUNDALL the property is part of a terrace row with OFF ROAD PARKING for TWO VEHICLES to rear, and a BRIGHT and SUNNY WEST FACING GARDEN which has been FULLY LANDSCAPED and PLANTED! Once inside a welcoming entrance hall offers STORAGE, with doors leading to the cloakroom, FITTED KITCHEN with space for appliances, and the 15’ SITTING/DINING ROOM with FRENCH DOORS to the rear garden. The first floor offers TWO DOUBLE BEDROOMS and the family bathroom with a SHOWER over the bath. Finished with a NEUTRAL DECOR, uPVC double glazing and gas fired CENTRAL HEATING, the property is ready for occupation!

**LOCATION**

The village of Brundall is in an ideal location for commuters who require access to Norwich, Great Yarmouth, or London - with two train stations and excellent access to the A47. 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 5SG) 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. Take the first right hand turn onto Maurecourt Drive. Following the road along, turning right into Gray Close, where the property can be found on your left hand side, indicated by our For Sale board.

**AGENTS NOTE**

The property is offered on a 60% shared ownership basis with rent charged at £172.22 PCM including buildings insurance. The lease commencement date is 25 March 2015 for a period of 125 years.

With a low maintenance frontage, a footpath leads to the main property, with the hard standing driveway located at the rear, with gated access to the rear garden.

Obscure double glazed entrance door to:

**ENTRANCE HALL**

Fitted carpet, radiator, heating timer controls, stairs to first floor landing with storage cupboard under, smooth ceiling, doors to:

**CLOAKROOM**

White two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, tiled effect flooring, uPVC obscure double glazed window to front, electric fuse box, smooth ceiling.
KITCHEN
11’ 11” x 6’ 0” (3.63m x 1.98m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob and built in electric oven with stainless steel splash back and extractor fan, tiled effect flooring, space for fridge freezer, washing machine and dishwasher, cupboard housing wall mounted gas fired central heating boiler, radiator, uPVC double glazed window to front, smooth ceiling.

SITTING/DINING ROOM
15’ 5” x 13’ 5” Max. (4.7m x 4.09m) Fitted carpet, radiator, uPVC double glazed French doors to rear, television and telephone points, space for dining table, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING
Fitted carpet, built-in airing cupboard housing storage shelving, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM
13’ 5” x 11’ 10” Max. (4.09m x 3.61m) Fitted carpet, radiator, uPVC double glazed window to rear, heating timer controls, smooth ceiling.

FAMILY BATHROOM
Modern white three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, tiled effect flooring, radiator, smooth ceiling with extractor fan.

DOUBLE BEDROOM
13’ 5” x 8’ 11” Max. (4.09m x 2.72m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, telephone point, smooth ceiling.

OUTSIDE REAR
Leaving via the sitting room French doors, a landscaped and lawned garden can be found, with patio space and enclosed timber fenced boundaries. Mature well stocked planted borders can be found with a useful timber shed. The garden offers a west facing bright and sunny aspect with timber gate to the adjacent off road parking.

ALLOCATED PARKING
Tandem parking is provided for two vehicles.

SHARED OWNERSHIP
You may be eligible for Shared Ownership if your household income is £80,000 a year or less, and you are unable to buy a suitable home on the open market. Priority for Shared Ownership is given in the following order:

1. Existing Social Housing Tenants and MOD Personnel
2. Local Priorities as set by the Local Authority (these may vary from development to development)
3. Other First Time Buyers.

Although Shared Ownership is usually aimed at first time buyers, applications from non-first time buyers may also be considered in some circumstances.
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.