



## Greenacre Close, Brundall, Norwich

Offers in Excess of £230,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Semi-Detached Home
- ✓ Walking Distance to Amenities
- ✓ Extended to Ground & First Floors
- ✓ Kitchen & Breakfast Room
- ✓ Sitting Room, Dining Room & Snug
- ✓ Three Double Bedrooms
- ✓ Landscaped Gardens
- ✓ En Bloc Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





SPANNING OVER 1000 SQ FT (stms), with VERSATILE EXTENSIONS added by the current vendors, which blend perfectly into the original accommodation. Tucked away with ATTRACTIVE GARDENS and an EN BLOC GARAGE, the property offers a hall entrance with ample space for cloak and boots, also housing the GAS FIRED CENTRAL HEATING BOILER and leading on to the SITTING ROOM which opens to both a SNUG SEATING AREA and the DINING ROOM. The inner hall offers stairs to the first floor, and opens to the KITCHEN with PLINTH LIGHTING and SPACE FOR APPLIANCES, with the BREAKFAST ROOM and CONSERVATORY either end. The first floor offers THREE BEDROOMS all of which have BUILT-IN STORAGE, and the family bathroom with THREE PIECE SUITE which can also be found off the landing. Heading outside, there is a PATIO and LAWN along with a SUMMER HOUSE to one corner of the garden.

#### 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 5QF), 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 and take the first left hand turn onto Berryfields. Follow the road, turning into Medeswell Close and a final right hand turn onto Greenacre Close, the property can be found set back from Greenacre close itself after a final left hand turn.

Approached via a pedestrian footpath which opens to the paved pathway and the main property. There is also gated access to the rear garden, and opposite a shingle driveway leading to the en-bloc garage.

uPVC double glazed entrance door to:

#### ENTRANCE PORCH

Fitted carpet, radiator, window to side, cupboard housing the wall mounted gas fired central heating boiler and fuse box, door to:

#### SITTING ROOM

14' 11" x 14' Max. (4.55m x 4.27m) Fitted carpet, wall mounted gas fire, double doors to dining room, opening to inner hall, wall lighting, television point, coved ceiling, opening to:

#### SNUG

9' 3" x 5' (2.82m x 1.52m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

#### DINING ROOM

13' 9" x 8' (4.19m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed high level window to side, door to breakfast room, coved ceiling.

### INNER HALL

Fitted carpet, stairs to first floor landing, coved ceiling, door to:

### KITCHEN

15' x 9' 6" (4.57m x 2.9m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset gas hob with extractor fan above, built-in eye level electric double oven, wood effect flooring, space for washing machine, dishwasher and fridge, also scope to add a built-in fridge freezer if required, built-in wine racks, plinth level lighting, uPVC double glazed window to rear, radiator, uPVC double glazed door to conservatory, coved ceiling, opening to:

### BREAKFAST ROOM

9' 10" x 8' (3m x 2.44m) Wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

### CONSERVATORY

11' 1" x 5' 6" (3.38m x 1.68m) Of brick and uPVC construction with fitted carpet, uPVC double glazed full height windows and sliding patio doors to rear.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to rear, loft access hatch, doors to:

### DOUBLE BEDROOM

10' 10" x 10' 9" Max. (3.3m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe and over stairs storage, along with a range of fitted bedroom furniture.

### DOUBLE BEDROOM

12' 4" x 9' 2" (3.76m x 2.79m) Wood effect flooring, radiator, uPVC double glazed window to rear.

### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to rear.

### DOUBLE BEDROOM

10' 9" x 9' 5" (3.28m x 2.87m) Wood effect flooring, radiator, uPVC double glazed window to front, built-in double wardrobe and over stairs storage.

### OUTSIDE REAR

Leaving the property via the conservatory sliding patio doors you step onto a generous patio area with steps down to a lawned garden. There is a range of further patio areas suitable for a bistro set or swing seat, this in turn leads to a timber built summer house to one corner with raised brick built planters around the garden. A timber gate leads to the side of the property and garage.

### GARAGE

Up and over door to front, power and lighting.

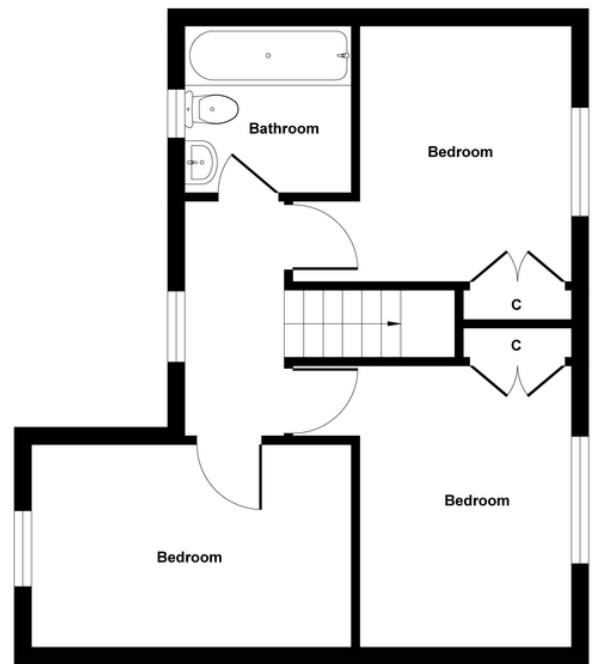
### PARKING

Parking is provided on road to both the front and rear of the property.





Ground Floor  
Approximate Floor Area  
630 sq. ft  
(58.52 sq. m)



First Floor  
Approximate Floor Area  
402 sq. ft  
(37.34 sq. m)

**Approx. Gross Internal Floor Area 1032 sq. ft / 95.86 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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