



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Brigham Close, Brundall, Norwich, NR13 5QL  
Per Calendar Month: £850.00 | Ref:LETLP200028





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		46	67
England & Wales		EU Directive 2002/91/EC	

## Frequently Asked Questions

**Council Tax Band : Unconfirmed**  
**Heating System : Gas Fired**  
**Year of Construction : Unconfirmed**  
**Type of Windows : uPVC**



Hunters are very pleased to bring to the rental market this spacious and well presented 3 bedroom bungalow located in the sought after village of Brundall. Brundall lies on the north bank of the river Yare, about 7 miles east of the city of Norwich. The bungalow enjoys a quiet cul-de-sac location, within easy reach of all village amenities. The property enjoys ample off road parking with driveway, carport and garage. Two double and one single bedroom, spacious and modern family bathroom with shower over bath. Large sitting room opening onto conservatory, and well fitted kitchen/diner with french doors onto garden. Gas fired central heating and double glazing throughout.

Brundall is an attractive riverside village located between Norwich and Great Yarmouth. The village is a thriving community with several marinas offering both private moorings and holiday boat hire, a gateway to the southern Norfolk Broads. Village life provides residents with a wide range of clubs and societies and a good variety of shops and restaurants. Easy road links to the coast and to the city of Norwich, Brundall also boasts a railway station on the Norwich/Great Yarmouth line.

#### **DIRECTIONS**

From Norwich take the A146 for 1.1 km. Merge onto the A47 to Great Yarmouth. At the roundabout take the 3rd exit onto Cucumber Lane. Follow this road taking the 2nd left onto St Laurence Avenue. Continue, turning left onto Brigham Close where the property can be found on the left hand side.

#### **APPROACH**

This spacious bungalow in a cul-de-sac location is approached via a shingle driveway with parking for multiple vehicles, carport and single garage beyond. There is a small garden mainly laid to lawn with mature borders and hedging bordering the property.

#### **UPVC DOUBLE GLAZED DOOR TO:**

#### **HALLWAY**

Laminate flooring, recessed spotlighting, door to:

#### **DOUBLE BEDROOM**

uPVC double glazed window to front, radiator, fitted carpets, neutral décor.

#### **SINGLE BEDROOM**

uPVC double glazed window to front, radiator, fitted carpet, neutral décor, radiator

#### **MASTER BEDROOM**

Fitted carpet, neutral décor, radiator.

#### **FAMILY BATHROOM**

Three piece suite comprising twin square basins with storage under, panelled bath with shower over, low level W.C., tiled walls, heated towel rail, recessed spotlighting, built in airing cupboard.

#### **SITTING ROOM**

Fitted carpet, radiator, sliding doors to conservatory, telephone point, television point, door to conservatory, door to:

#### **KITCHEN DINING ROOM**

Slate effect vinyl flooring, fully fitted modern kitchen with gas oven, integrated gas hob with extractor fan over, white wall and base units, one and a half bowl sink, uPVC double glazed patio doors to the garden, uPVC door to side to car port.

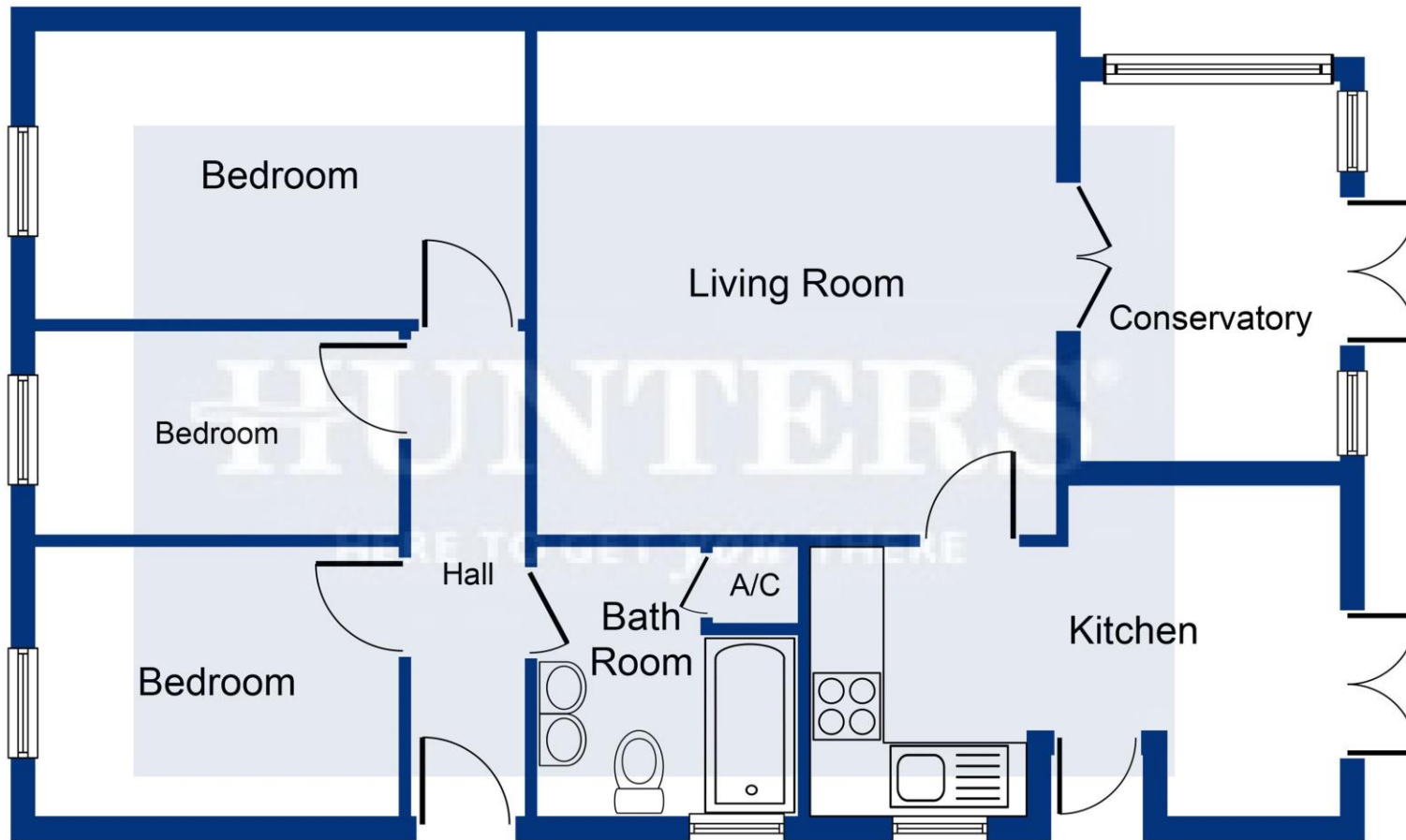
#### **CONSERVATORY**

Radiator, doors to the rear garden.

#### **OUTSIDE REAR**

Leaving the property from the conservatory the garden is mainly laid to lawn with a patio area, shed, access to the garage via a side door.

**To arrange an accompanied viewing please call  
01603 716799.**



**Ground Floor**

**Approx. Gross Internal Floor Area  
721 sq. ft.  
(67.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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