



St. Clements Way, Brundall

**SOWERBYS**

Upon entering the property, prospective applicants are welcomed into the newly added porch, featuring high-energy-efficiency foundations and fittings. A door leads into the sitting/dining room, which benefits from a combination of carpet and hard flooring, offering exceptional versatility. The living room provides access to the kitchen, which includes a range of base and wall units, a washing machine, fridge freezer, electric oven, and gas four-ring hob. The kitchen also offers space for a bistro set and all desired appliances.

At the opposite end of the living room, a hallway leads to both double bedrooms, the family bathroom, and a generous purpose-built airing cupboard.

The principal bedroom is a spacious double room, designed to accommodate various layouts of desired furnishings. Overlooking the rear garden, it enjoys privacy and beautiful morning sunlight. The second bedroom is another well-sized double room, featuring double UPVC doors that open onto the rear garden.

The family bathroom is a modern four-piece suite, comprising a bath, shower, toilet, and pedestal sink.

Externally, the property boasts off-road parking and a generous front lawn, with access to the brick-built detached garage. The garage features an up-and-over door, power, and a condensing tumble dryer, complete with base storage units.

Available from 9th May on an initial 12-month tenancy.

#### BRUNDALL

Brundall, located in the breath-taking Norfolk Broads, is a thriving community that offers a gateway to the scenic beauty of the southern part of the Broads. It boasts several marinas that cater to both private moorings and holiday boat rentals. Visitors to Brundall can easily access popular tourist attractions such as the RSPB Strumpshaw Fen nature reserve and the Strumpshaw Steam Museum, both situated on the outskirts of the village. Additionally, the village provides access to Church Fen, a picturesque

walking area with river access, and is just a short 10-minute drive from the enchanting Fairhaven Water Gardens. The village is approximately nine miles from the ancient city of Norwich which has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty.

#### AGENTS NOTE

No pets.

Unfurnished

Gas central heating.

Available May 9th 2025.

12 month initial tenancy.

#### COUNCIL TAX

Band B.

#### ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### LOCATION

What3Words: [//warthog.buffoon.ropes](https://warthog.buffoon.ropes)







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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