



Riverdale Court, Brundall - NR13 5AE





## Riverdale Court

Brundall, Norwich

This MODERN one bedroom GROUND FLOOR FLAT is situated within the HIGHLY SOUGHT AFTER Broadland village of BRUNDALL. The property has been WELL MAINTAINED with a MODERN NEUTRAL DECOR throughout. Accommodation comprises entrance hall, LARGE SITTING ROOM, family bathroom, DOUBLE BEDROOM and KITCHEN/BREAKFAST ROOM. To the outside the property is adjoined by a lawned front garden, whilst a pathway leads to the ALLOCATED PARKING. The village TRAIN STATION and a bus stop can be found close by, along with a wealth of amenities!

Council Tax band: TBD

EPC Energy Efficiency Rating: C

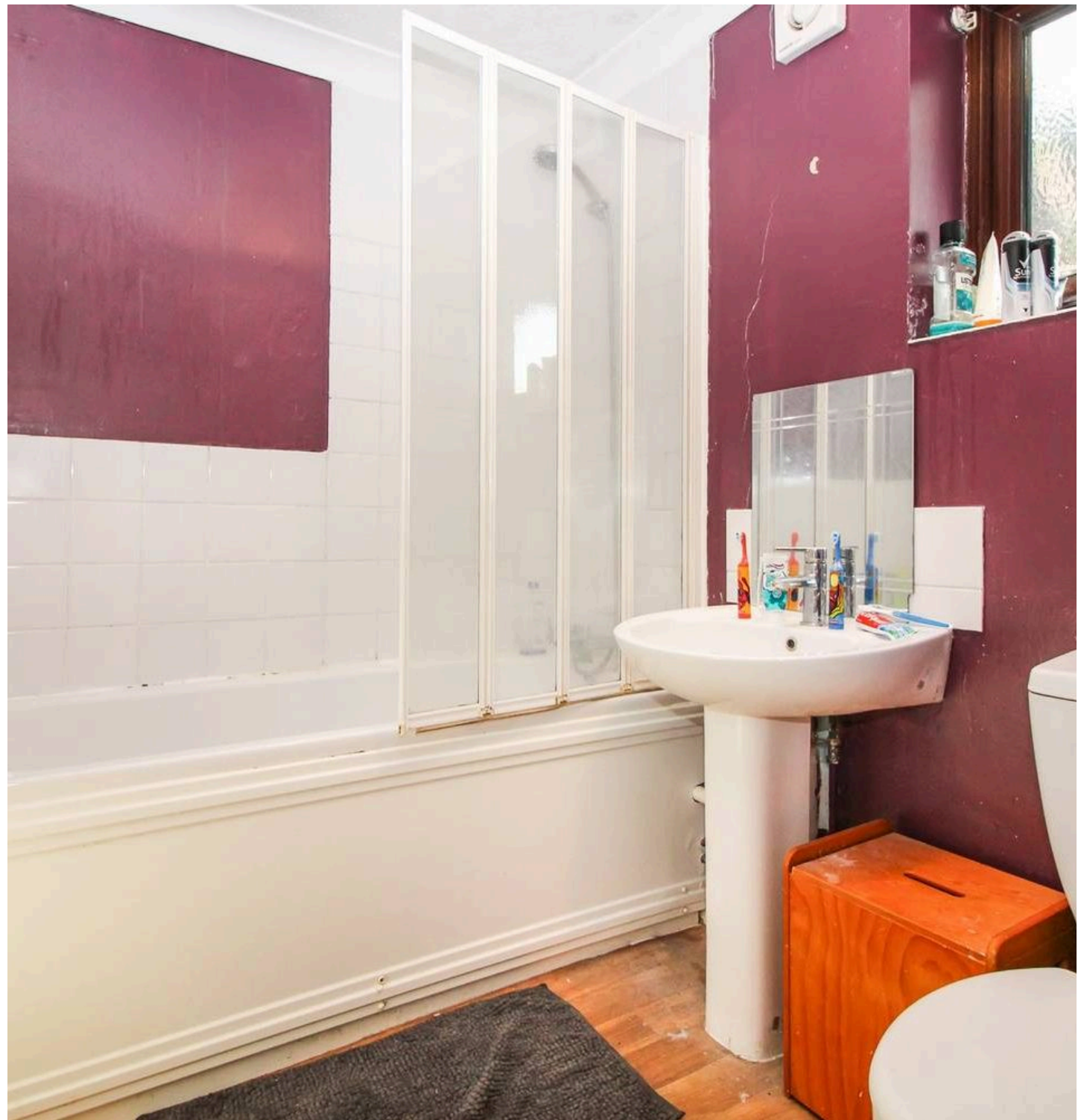
EPC Environmental Impact Rating: C



The Broadland Village of Brundall is located East of the Cathedral City of Norwich, having excellent transport links via Road and Rail. The Village itself has an abundance of amenities including Village Shops, Post Office, Primary School, Doctors' Surgery and Public Houses. Brundall is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

#### FIND US

You may wish to use your Sat-Nav (NR13 5AE), 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 round the tight left hand bend onto The Street and over the mini roundabout taking the first right hand turn onto The Dales. Continue to the bottom of the hill, where the property can be found on the left hand side indicated by our To Let board.





#### ENTRANCE HALL

Oak wood flooring, built-in cloaks cupboard with storage shelving and hanging rail, telephone point, doors to:

#### SITTING ROOM

4.22m x 3.05m (13' 10" x 10' 0")

Wood effect flooring, radiator, uPVC double glazed window to rear, television point, built-in cupboard with storage shelving, coved ceiling.

#### KITCHEN/BREAKFAST ROOM

3.28m x 2.13m (10' 9" x 7' 0")

Fitted range of wall and base level units with complementary rolled edged work surfaces and inset stainless steel sink and drainer unit with mixer tap over, tiled splash-backs, inset electric hob, built-in electric oven with extractor fan over, vinyl flooring, space for fridge/freezer and washing machine, radiator, built-in cupboard housing wall mounted 'Vaillant' gas fired central heating boiler, uPVC double glazed window to front, coved ceiling.

#### DOUBLE BEDROOM

3.28m x 2.13m (10' 9" x 7' 0")

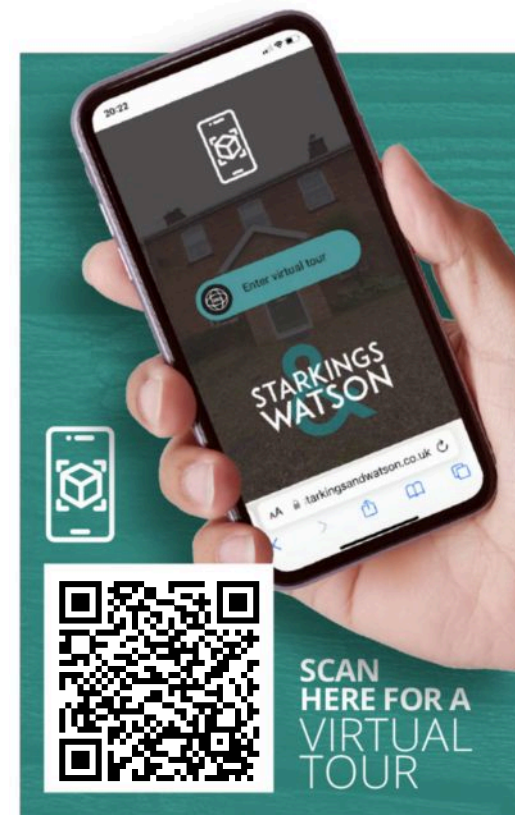
Wood effect flooring, radiator, uPVC double glazed window to rear, coved ceiling.

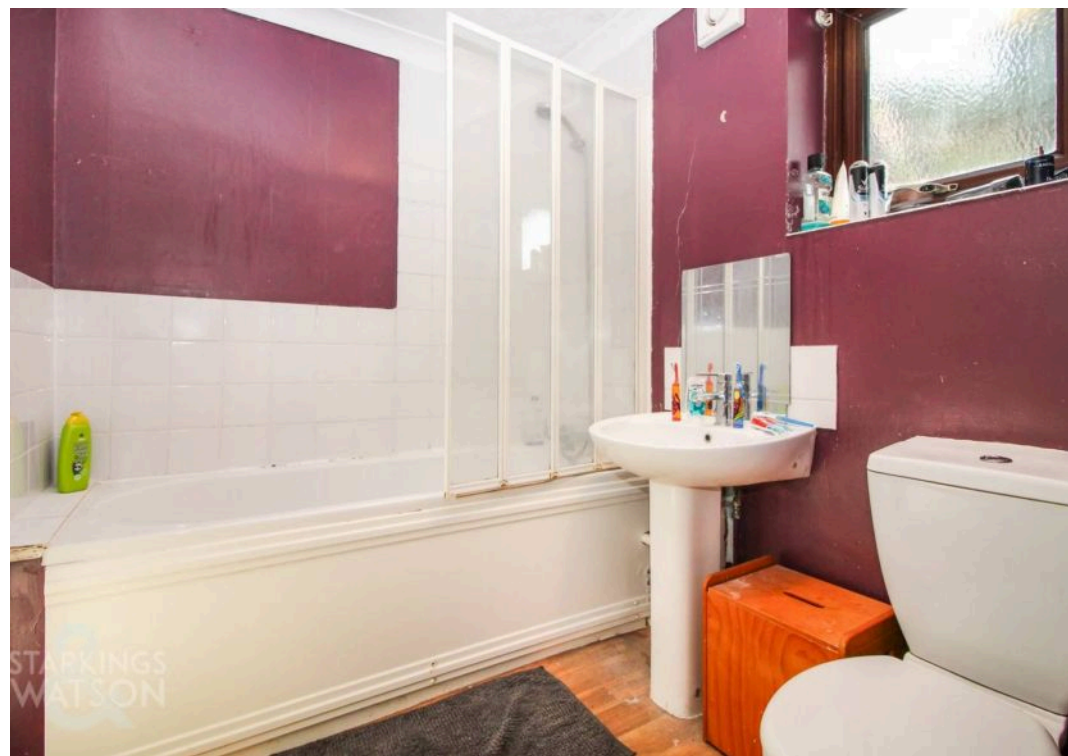
#### FAMILY BATHROOM

Modern three piece suite comprising low level W.C., pedestal hand-wash basin with mixer tap over, panelled bath with mixer shower tap and glazed shower screen, tiled splash-backs, wood effect flooring, radiator, uPVC obscure double glazed window to front, built-in cupboard with storage shelving, extractor fan, coved ceiling.

#### PARKING

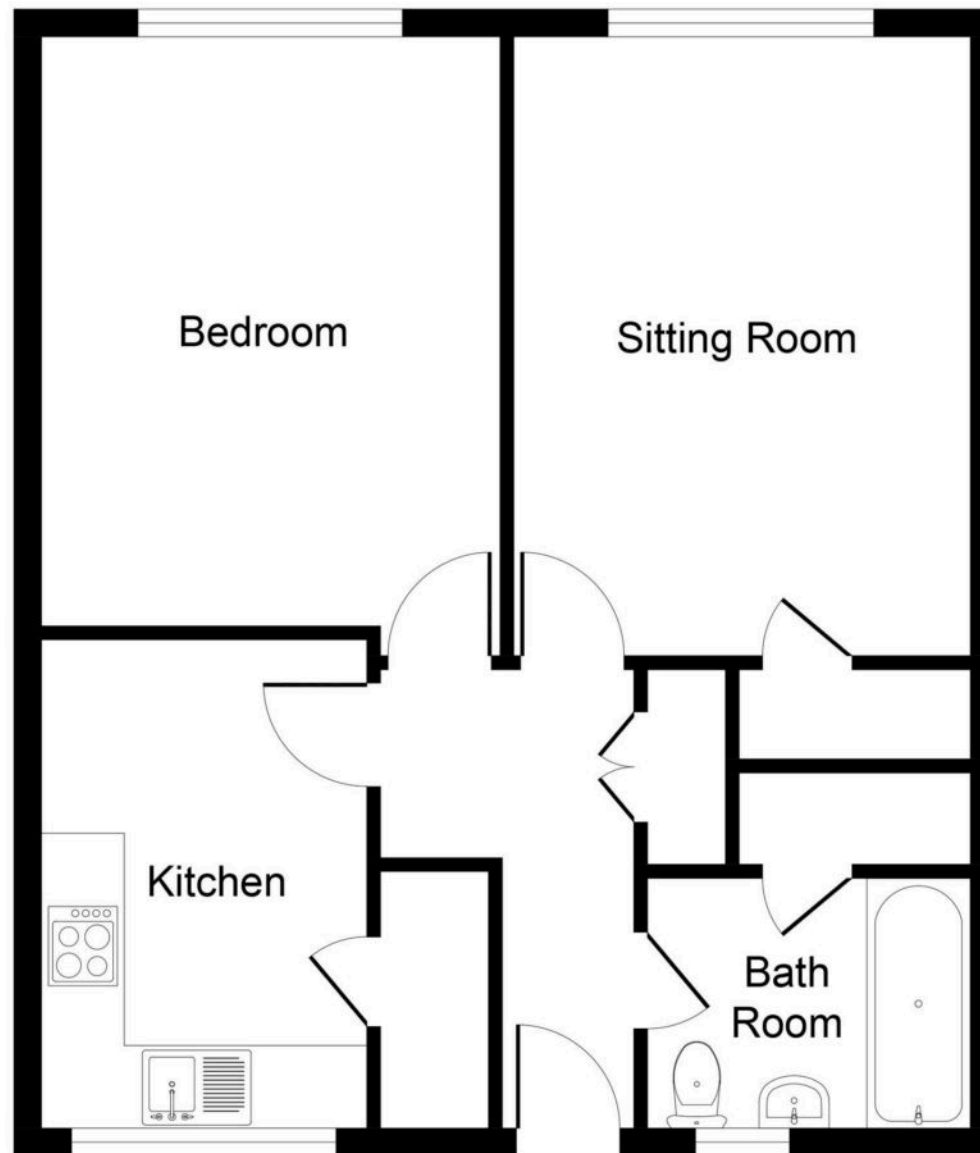
Allocated parking for the development can be found nearby and is available on a first come first served basis.











**Floor Plan**  
**Approximate Floor Area**  
**506 sq. ft**  
**(47 sq. m)**





## Starkings & Watson Hybrid Estate Agents

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