



David Capp Road, Brundall - NR13 5RU



David Capp Road

Brundall, Norwich

This 2025 Norfolk Homes BUILT semi-detached HOME offers IMMACULATE MODERN LIVING with a TANDEM DRIVEWAY. Step inside to discover a property that exudes sophistication and comfort. The ground floor boasts UNDERFLOOR HEATING throughout, ensuring warmth and luxury underfoot. The hall entrance leads to the W.C and 15' SITTING ROOM - a welcoming space, enhanced by built-in storage for a clutter-free environment. The 14' KITCHEN is open plan and equipped with INTEGRATED COOKING APPLIANCES and a dishwasher for convenience. Upstairs, TWO DOUBLE BEDROOMS beckon, each appointed with BUILT-IN WARDROBES for ample storage. The family BATHROOM and EN SUITE shower room are both finished to a high standard, including RAINFALL SHOWERS and STORAGE. Outside, an enclosed lawned garden provides a serene retreat, perfect for al fresco dining or lounging in the sun on the PATIO.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



- 2025 Norfolk Homes Built Semi-Detached Home
- Immaculate Finish & Ground Floor Underfloor Heating
- 15' Sitting Room with Built-in Storage
- 14' Kitchen with Integrated Bosch Cooking Appliances & Dishwasher
- Two Double Bedrooms with Built-in Wardrobes
- Family Bathroom & En Suite Shower Room
- Enclosed Lawned Garden
- Tandem Driveway

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.

SETTING THE SCENE

Approached via a low maintenance front garden with a plum slate bed, a hard standing footpath leads to the main entrance door, with tandem parking situated adjacent.



THE GRAND TOUR

Heading inside, the hall entrance offers wood effect flooring and a recessed barrier mat, with stairs rising to the first floor landing. A door leads to the main living space and ground floor W.C - finished with a white two piece suite. The W.C includes storage under the hand-wash basin, attractive tiled splash-backs and wood effect flooring underfoot. The main sitting room enjoys a front facing window with wood effect flooring and underfloor heating, with a built-in storage cupboard under the stairs and media panel housing television and telephone points. An opening takes you to the adjacent kitchen with a u-shaped arrangement of wall and base level units, with integrated Bosch cooking appliances including an inset gas hob and built-in electric double oven, with glass splash-backs and extractor fan, space for general white goods including a Bosch fridge freezer and a washing machine with an integrated Bosch dishwasher built in, along with wood effect flooring, and French doors leading out.

Heading upstairs, the carpeted landing is accessed via an attractive exposed wood staircase with glass balustrades, with a built-in airing cupboard and loft access hatch above. Doors lead off to the two bedrooms and family bathroom, with the main bedroom sitting to the front and enjoying fitted carpet underfoot, built-in wardrobe and door to a private ensuite. The ensuite is finished with a white three piece suite including a large walk-in double shower cubicle with twin head thermostatically controlled rainfall shower and tiled splash-backs, with storage under the hand wash basin and heated towel rail. The second bedroom also includes fitted carpet and a built-in wardrobe, with a family bathroom sitting adjacent and finished in a similar style to the ensuite - including a panelled bath with a mixer shower tap, attractive tiled splash-backs, tiled effect flooring and storage under the hand wash basin.

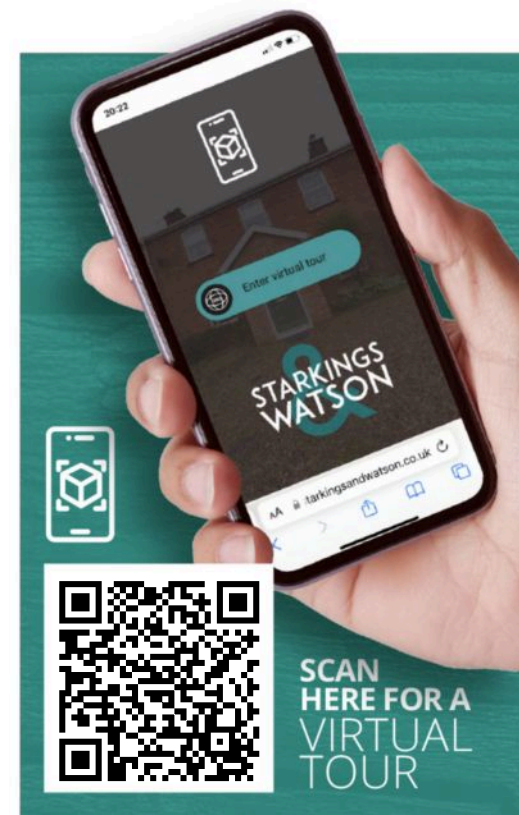
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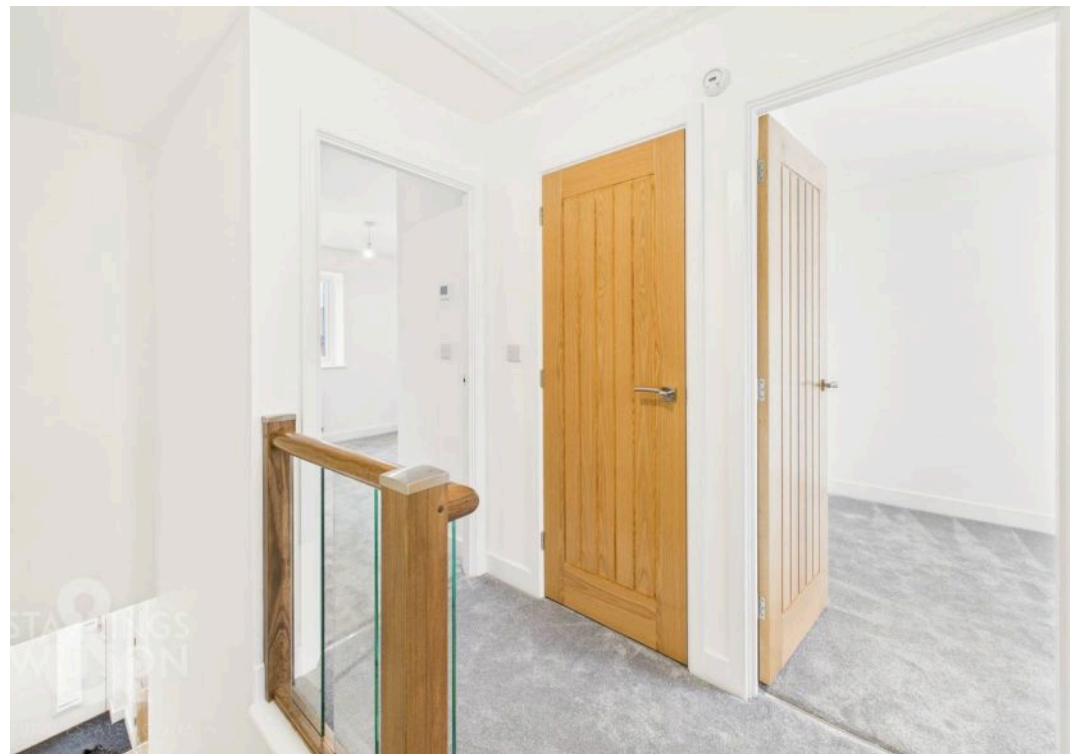
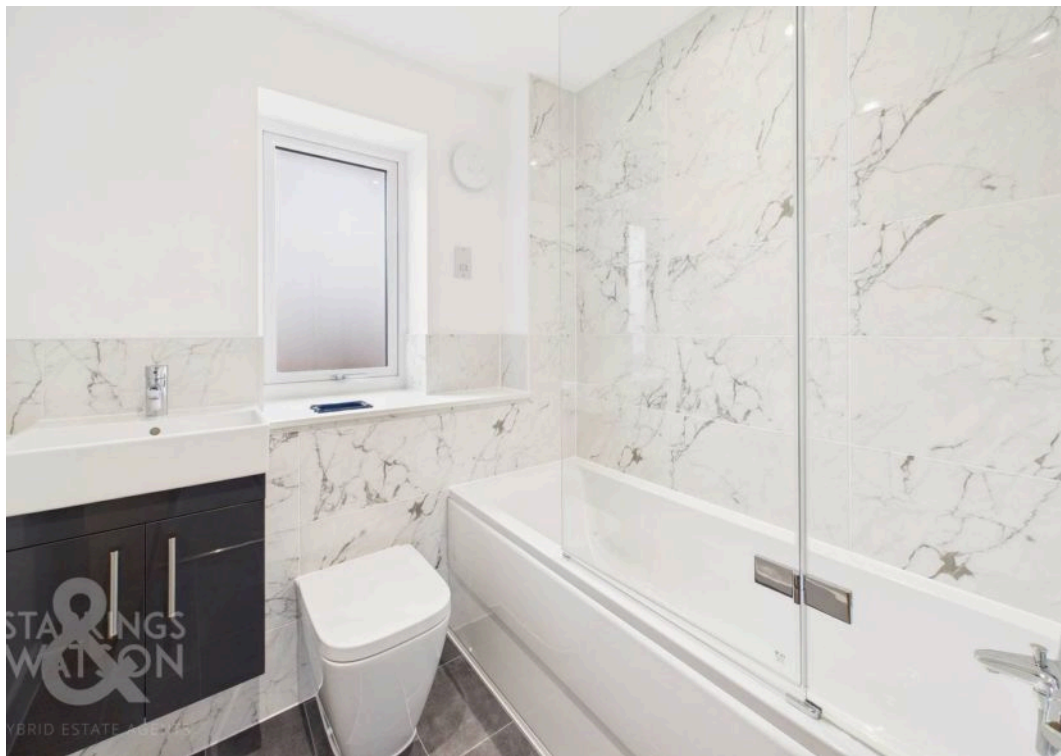
Postcode : NR13 5RU

What3Words : ///stuffing.clinking.mavericks

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



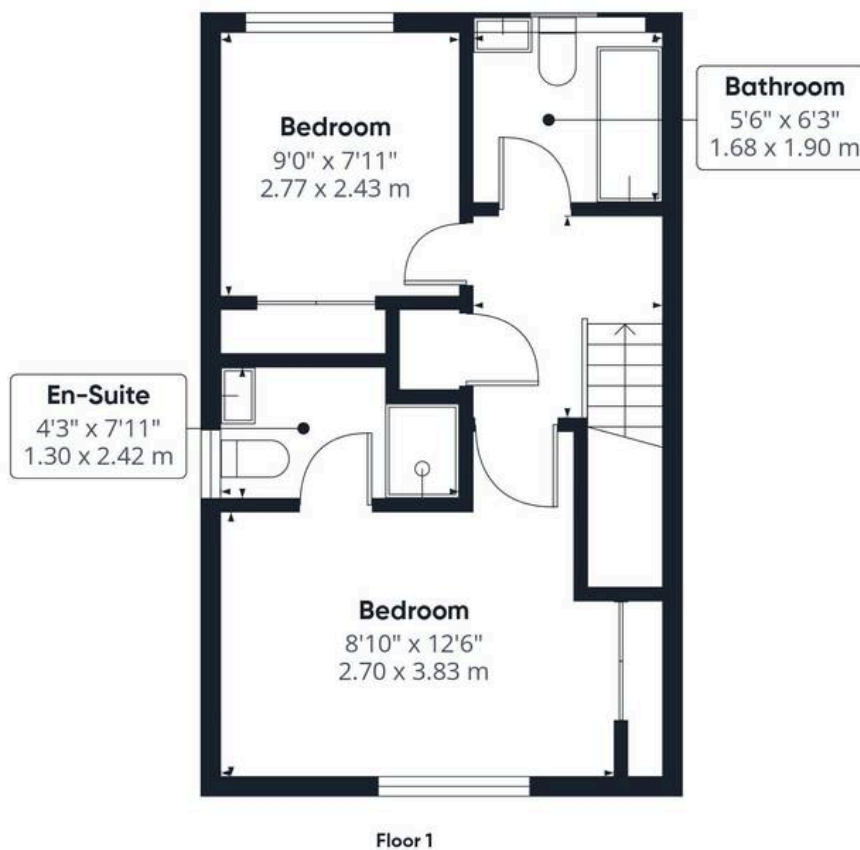




THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed and laid to lawn, with the patio seating area extending from the kitchen French doors. Outside power is installed whilst the gated access leads to the driveway, and a timber shed offers storage.





Approximate total area⁽¹⁾

694 ft²

64.6 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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