



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



12 Bittern Way, Brundall, Norfolk, NR13 5RL

A beautifully presented, modern semi-detached home, ready to move straight into and ideally situated on the edge of the picturesque riverside village of Brundall. Perfect for those seeking a peaceful lifestyle close to the River Yare, the property also benefits from excellent road and rail links to the vibrant city of Norwich and the stunning Norfolk coastline.

Brundall offers an excellent range of local amenities well suited to families and couples alike, including a village primary school, convenience stores, doctors’ and dentists’ surgeries, restaurants and two welcoming local pubs.

Set back from the road, the property is approached via a paved pathway bordered by an easy-to-maintain gravel garden. To the side, a brick-weave driveway provides off-road parking and access to the rear garden, where a paved terrace leads onto a fully enclosed and neatly maintained lawn, ideal for relaxing or outdoor entertaining.

Inside, the entrance hallway leads to a convenient ground-floor cloakroom and a bright, open-plan kitchen and dining room, which flows effortlessly into the family lounge with double doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms, all benefitting from built-in storage, with the principal bedroom further enhanced by an en-suite shower room. A modern family bathroom completes the first floor.

The property is further complemented by its excellent connectivity, with easy access to the A47 Southern Bypass and the Northern Distributor Road, providing convenient routes into Norwich and towards the East Coast. Nearby Brundall Bay Marina, one of the largest and best equipped on the Norfolk Broads, offers a relaxed and friendly atmosphere, popular with both locals and visitors alike.



Semi-Detached



House



Modern



2 Bathrooms
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C

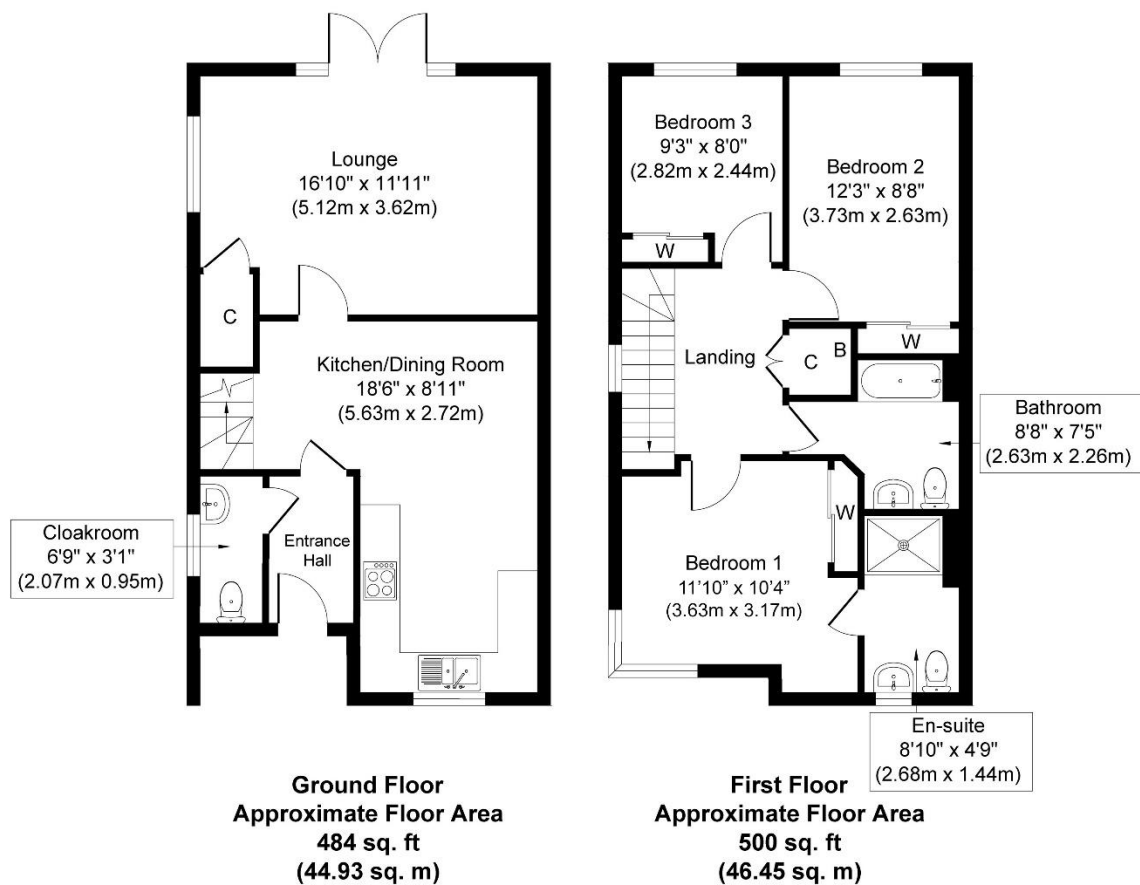


Off-Road
Parking



No
Garage





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES