



23 St. Clements Way
Brundall, Norwich, NR13 5QW
£385,000

**Seeking a stylish, low-maintenance home in a charming village?
Look no further than this immaculate 4-bedroom detached
bungalow in Brundall offered with NO ONWARD CHAIN**

- NO ONWARD CHAIN
- Modern Kitchen/Diner
- Perfect Outdoor Entertaining
- Great Location
- Immaculately Renovated
- Flexible Layout
- Ample Parking
- Move-In Ready



IMMACULATELY REFURBISHED FOR MODERN LIVING

The current owners have meticulously refurbished the entire bungalow, creating a stunning home ready to move straight into. Enjoy the benefits of a modern fitted kitchen/diner, a spacious lounge, two bathrooms and four well-proportioned bedrooms.

FLEXIBILITY TO SUIT YOUR NEEDS

The current layout also showcases the bungalow's adaptability. The owners have swapped the use of the lounge and principle bedroom to suit their requirements, however the current lounge could be returned to a bedroom, with the conveniently located shower room functioning perfectly as an en-suite. This flexibility allows you to personalise the layout to suit your lifestyle. One bedroom is also perfectly suited as a study or home office, providing a dedicated work area.

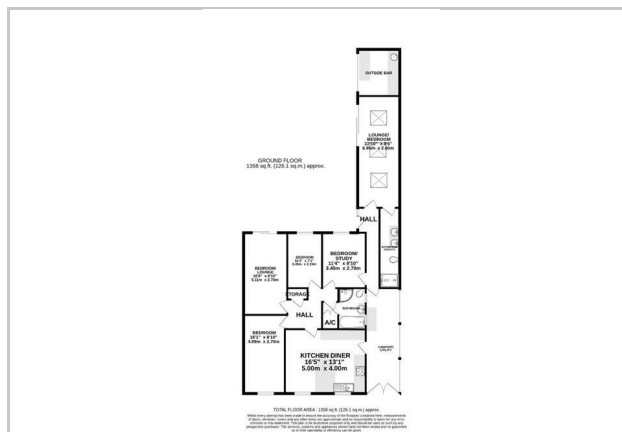
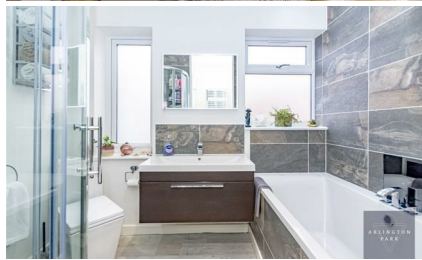
PRIVATE OASIS WITH OUTDOOR ENTERTAINING

Unwind in the fully enclosed, well-maintained garden, a tranquil haven for relaxation. Host unforgettable gatherings with the fantastic outside bar, complete with electricity, water, and drainage connections.

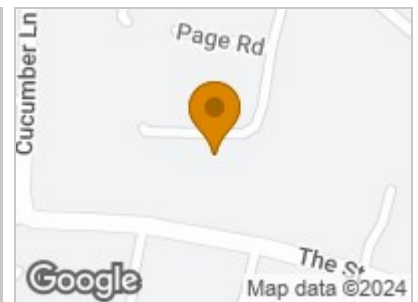
AMPLE PARKING AND CONVENIENT LOCATION

The property boasts off-road parking for multiple vehicles, with an additional enclosed carport for added convenience. Brundall itself offers a vibrant village atmosphere with shops, a primary school, doctors, a dentist, and a pub. Enjoy easy access to the A47 and the train station with frequent services to Norwich, Great Yarmouth, and Lowestoft.

This stunning bungalow presents a rare opportunity for those seeking a stylish, low-maintenance home in a desirable location. Contact Arlington Park today to arrange a viewing!



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 86 |
| (81-91) | B | 74 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |