

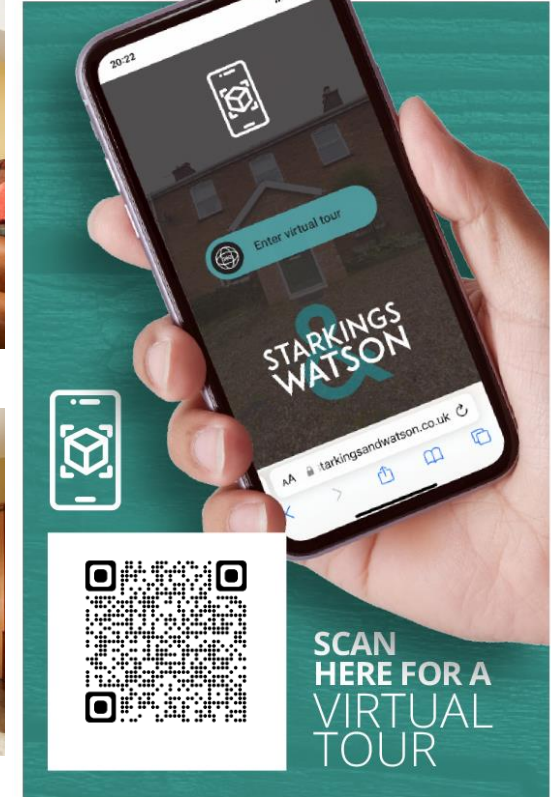
GOLF LINKS ROAD

Brundall, Norwich NR13 5NY

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

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STARKINGS & WATSON

- Tucked Away Setting
- Over 2000 Sq ft (stms)
- Double Garage & Parking
- Wrap Around South Facing Gardens
- Three Reception Rooms
- Kitchen/Breakfast Room
- Four Double Bedrooms
- Two En Suite & Dressing Room

TUCKED AWAY, this UNIQUE detached family home offers over 2200 Sq ft (stms) of accommodation, with SUBSTANTIAL PARKING and a DETACHED GARAGE with HOME OFFICE. With a HIGHLY VERSATILE LAYOUT and a mixture of MODERN CHARACTER including VAULTED CEILINGS and EXPOSED TIMBER BEAMS, this home is ideal for those seeking PRIVATE GARDENS and a SPACIOUS LIVING SPACE. Heading inside, a porch entrance opens up to the GARDEN ROOM - with FULL LENGTH WINDOWS and FRENCH DOORS to front. The HALL ENTRANCE offers the stairs to the first floor, with doors to the DINING ROOM and BREAKFAST ROOMS opposite one another. The KITCHEN and UTILITY ROOM lead to the right, and following into the SITTING ROOM with its FEATURE FIREPLACE and WOOD BURNER. The bedroom space is outstanding, and includes FOUR BEDROOMS, two shower rooms and a family bathroom across the two floors, with an EN SUITE/DRESSING ROOM and DRESSING ROOM to two of the bedrooms.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 5NY) but to help you...Leave Norwich on the A47 heading towards Great Yarmouth. At the Brundall/Blofield roundabout take the second exit onto Yarmouth Road and head towards Blofield. At the traffic lights as you enter the village turn right and follow Brundall Road as it turns into Blofield Road. After passing the narrow section of road used for traffic control, head straight over at the corner immediately after this section, bearing to the right which is Highfield Avenue. Golf Links Road can be found on your right hand side, with the property at the very end of the road to the right.

AGENTS NOTE

The property has rights of access over Golf Links Road and to the private driveway. Potential buyers should be aware that the field adjacent is currently being developed for residential housing. The field to the rear is also subject to a live planning application for low rise bungalows.

Occupying a private road position, a sweeping block paved driveway offers ample off road parking, with planted borders and shingled beds. Access leads to the garage, with a hard standing footpath leading to the front gardens, home office and main property.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring with underfloor heating, smooth ceiling, door to:

GARDEN ROOM

18' 7" x 13' 1" Max (5.66m x 3.99m) Tiled flooring with underfloor heating, double glazed window to front, double glazed window to side, double glazed French doors to side, smooth vaulted ceiling, opening to:

ENTRANCE HALL

Wood effect flooring with underfloor heating, stairs to first floor landing, smooth coved ceiling, door to breakfast room, double doors to:

DINING ROOM

16' 11" x 16' 3" Max (5.16m x 4.95m) Wood effect flooring with underfloor heating, double glazed window to side, double glazed window to rear, uPVC double glazed French doors to front, smooth vaulted ceiling with exposed timber beams, double doors to:

SITTING ROOM

15' 10" x 15' 3" Max (4.83m x 4.65m) Cast iron multi-fuel burner set within a decorative fire place, wood effect flooring with underfloor heating, double glazed window to side, telephone point, thermostat heating control, smooth coved ceiling, door to:

KITCHEN

13' 11" x 8' 8" (4.24m x 2.64m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and extractor fan over, built-in eye level electric double oven, integrated dishwasher, under cupboard lighting, tiled flooring with underfloor heating, double glazed window to side, smooth ceiling with recessed spotlights, door to inner hall and utility room, opening to:

BREAKFAST ROOM

9' 9" x 8' 10" (2.97m x 2.69m) Wood flooring with underfloor heating, double glazed window to front, double glazed window to side, television and telephone points, thermostat heating control, smooth coved ceiling, door to entrance hall.

UTILITY ROOM

9' 1" x 7' 9" Max (2.77m x 2.36m) Fitted range of wall and base level units with tiled work surfaces, and inset stainless steel sink and drainer unit with mixer spray tap, tiled splash backs, space for fridge, space for American style fridge/freezer, space for washing machine, tiled flooring with underfloor heating, double glazed window to front, double glazed door to side, electric fuse box, water softener, cupboard housing wall mounted gas fired central heating boiler, coved ceiling with exposed timber beams.

INNER HALL

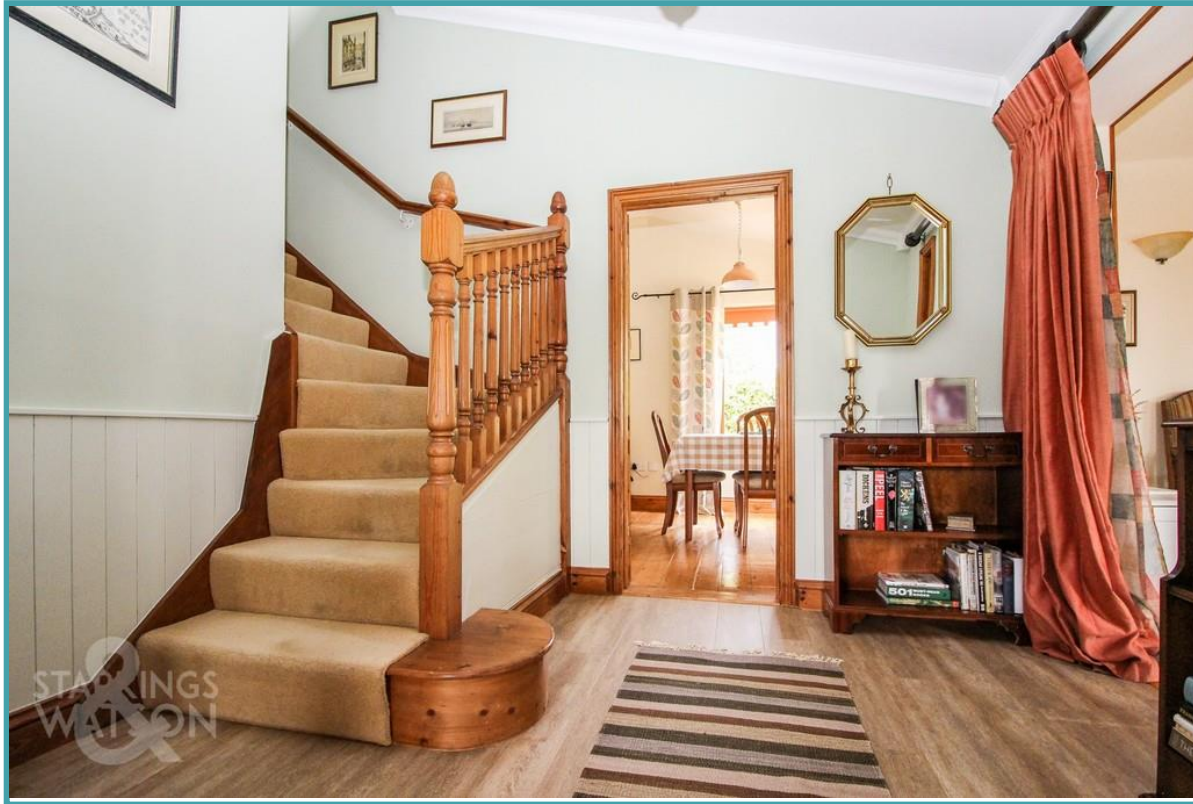
Fitted carpet and wood effect flooring with underfloor heating, double glazed window to side, thermostat heating control, built-in cloaks storage cupboard, smooth coved ceiling, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under shower cubicle with thermostatically controlled shower, tiled walls, extractor fan, tiled flooring with underfloor heating, radiator, double glazed window to side, coved ceiling.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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STUDY/BEDROOM

11' 4" x 8' 10" (3.45m x 2.69m) Fitted carpet with underfloor heating, double glazed window to side, double glazed window to rear, telephone point, coved ceiling.

DOUBLE BEDROOM

12' 2" x 11' 3" Max (3.71m x 3.43m) Fitted carpet, radiator, double glazed window to side x2, television point, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, double glazed window to front, built-in storage cupboard, built-in double airing cupboard, smooth coved ceiling, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under, bidet, double shower cubicle with thermostatically controlled shower, tiled walls, extractor fan, fitted carpet, radiator, double glazed window to front, double glazed window to side, coved ceiling, door to:

FAMILY BATHROOM

Two piece suite comprising pedestal hand wash basin, panelled bath with mixer shower tap, tiled walls, extractor fan, fitted carpet, heated towel rail, double glazed window to side, coved ceiling, door to landing.

DOUBLE BEDROOM

12' 2" x 11' Max (3.71m x 3.35m) Fitted carpet, radiator, double glazed window to side, television point, coved ceiling, opening to:

EN SUITE/DRESSING ROOM

12' 2" x 10' 8" Max (3.71m x 3.25m) Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs, extractor fan, fitted carpet, radiator, double glazed window to side x2, range of built-in bedroom furniture, smooth ceiling.

DOUBLE BEDROOM

16' 2" x 11' 10" Max (4.93m x 3.61m) Fitted carpet, radiator, double glazed window to front, uPVC double glazed French doors to balcony, television point, smooth coved ceiling, opening to:

DRESSING ROOM

9' 9" x 8' 9" (2.97m x 2.67m) Fitted carpet, radiator, double glazed window to rear, uPVC double glazed French doors to side, built-in storage cupboard, range of built-in bedroom furniture, smooth coved ceiling.

OUTSIDE

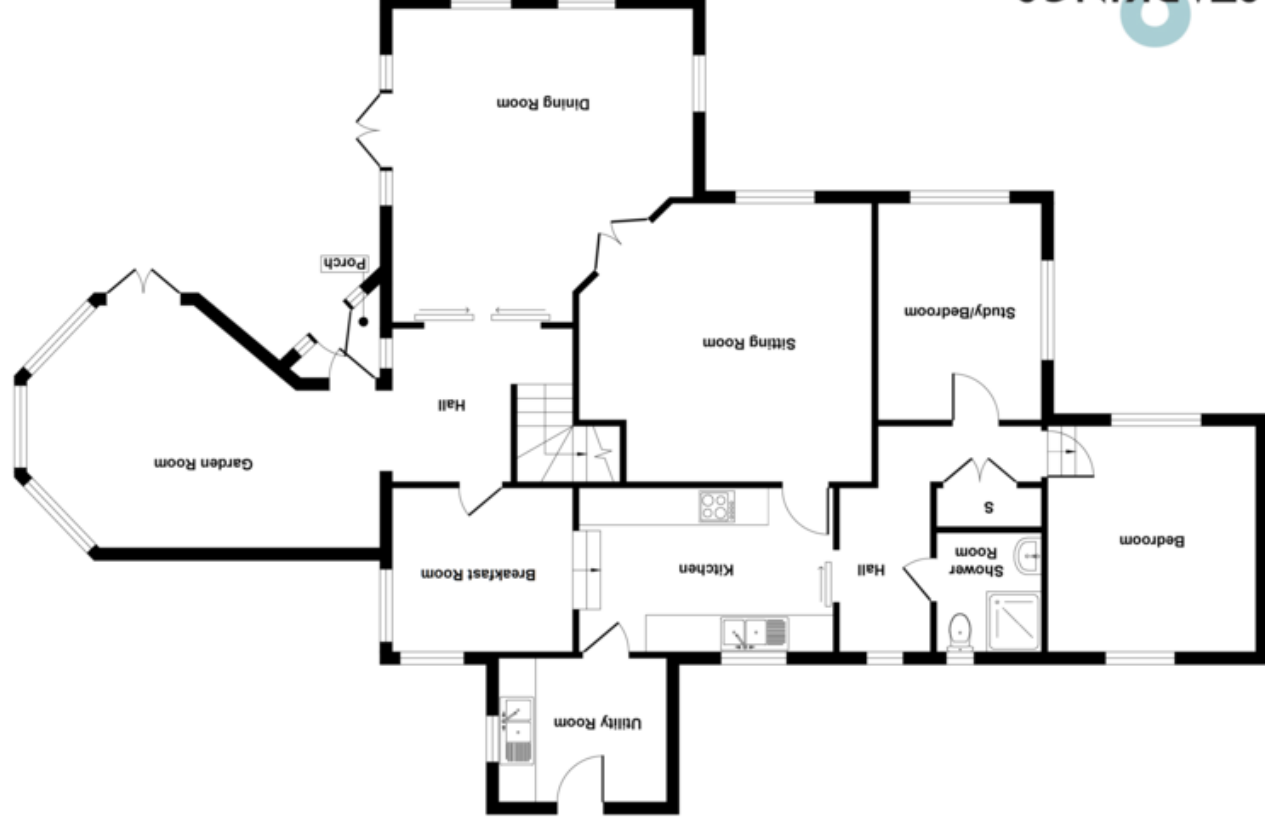
The gardens wrap around the property, with various seating areas and patio space, with mature planted borders and hedging. From the front, raised beds encase the patio area, with lawned gardens to the left, with a delightful summer house. The garden continues to the rear, with further seating and a timber shed, with planted beds and patio space adjacent to the side door.

DOUBLE GARAGE

19' 9" x 19' 1" Max (6.02m x 5.82m) Up and over door to front, window to rear, door to side, storage above, power and lighting.

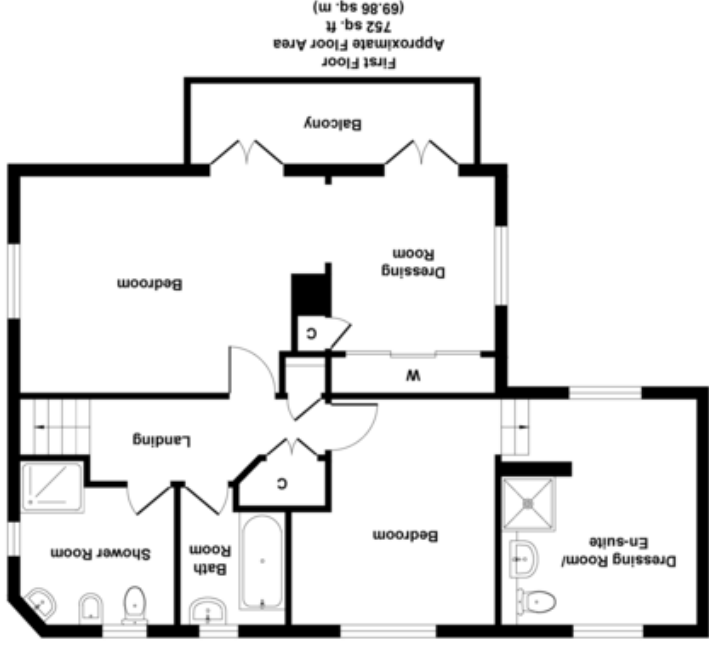
HOME OFFICE

9' 10" x 8' 3" (3m x 2.51m) An ideal home office or workshop. Fitted carpet, window to rear.



Ground Floor
Approximate Floor Area
1460 sq. ft.
(135.63 sq. m)

Approx. Gross Internal Floor Area 2212 sq. ft / 205.50 sq. m



First Floor
Approximate Floor Area
752 sq. ft.
(69.86 sq. m)