

# HOLMESDALE ROAD

## Brundall, Norwich NR13 5LX

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON

- Sweeping Corner Plot
- Detached Bungalow with Modernised Interior
- L-Shaped Sitting/Dining Room with Wood Burner
- Hall Entrance with Storage
- Three Double Bedrooms
- En Suite & Family Bathroom
- Wrap Around Gardens
- Garage & Driveway

### IN SUMMARY

Occupying a SWEEPING CORNER PLOT this MODERNISED detached BUNGALOW enjoys a SECLUDED GARDEN, AMPLE PARKING and a GARAGE. With a CONTEMPORARY INTERIOR, WOOD PANELLING creates a warm and inviting feel, with a NEWLY FITTED EN SUITE, family bathroom and KITCHEN. Various DECORATION and ELECTRICAL WORKS have been completed including the electric fuse box and CENTRAL HEATING BOILER when our vendors moved in. The property enjoys a FAMILY FRIENDLY FLOW, centred on the 20' SITTING/DINING ROOM with PATIO DOORS to the garden. The KITCHEN is open plan, whilst THREE BEDROOMS lead off the hall. The main bedroom includes an EN SUITE SHOWER ROOM, whilst a FAMILY BATHROOM provides for the other bedrooms, including a separate SHOWER ROOM.

### SETTING THE SCENE

Fronting Postwick Lane, the property enjoys wrap around gardens, enclosed with a low level brick walled frontage. The brick weave driveway offers ample off

road parking, with potential for even more, whilst gated access leads to the gardens, the driveway to the garage, and a pathway which wraps around the bungalow to the front porch.

### THE GRAND TOUR

The uPVC double glazed entrance door leads into a hall entrance with wood block flooring. There is room for coats and shoes, whilst two cupboards are built-in. The loft access hatch is also in the hall, with doors leading off to all the bedrooms and main living space. The sitting/dining room is L-shaped and includes a wood burner and a range of wood panelling for a contemporary and cosy feel. Patio doors lead onto the garden, with a large full height window to front which enjoys the south facing aspect. The kitchen is open plan whilst also leading off the hall entrance, with a range of wall and base level units, complete with tiled splash backs, and integrated cooking appliances - an electric ceramic hob and eye level electric double oven. A window faces to rear, whilst space is provided for a fridge/freezer and washing machine, with the dishwasher integrated. The smallest of the three bedrooms faces to front and includes a built-in cupboard, with the two double bedrooms carpeted, and the main bedroom enjoying an en suite. The en suite is fully tiled with contrasting tiles, centred on a double shower cubicle with a rainfall shower, storage under the sink and a heated towel rail. Lastly is the family bathroom which also offers contrasting tiling, whilst being spacious enough to house a separate bath and shower.



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### THE GREAT OUTDOORS

Outside the gardens wrap around the property, with a mainly lawned garden to side, large patio and working garden to the rear. The patio doors lead to a raised patio, with mature planting to the boundaries. The front patio is partly walled, with a south facing aspect being enjoyed. To the rear, vegetable plots can be found, with access to the garage - complete with an up and over door to front, mechanics pit, power and lighting.

### OUT & ABOUT

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

Postcode : NR13 5LX

What3Words : ///hypnotist.braved.tentacles

### VIRTUAL TOUR

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

**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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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

