

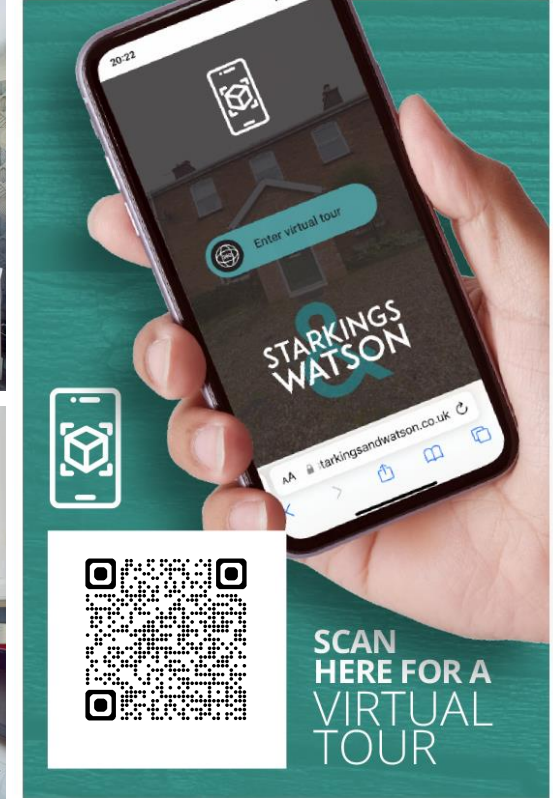
LACKFORD CLOSE

**Brundall, Norwich NR13 5NG**

Freehold | Energy Efficiency Rating : C

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**STARKINGS  
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- Sweeping Corner Plot with Ample Parking
- Detached Family Home & Garage
- Private Gardens with Lawn & Paving
- Dual Aspect Sitting Room
- Fitted Kitchen with Garden Access
- Separate Dining Room
- Three Bedrooms
- Modernised Bathroom with Shower

### IN SUMMARY

Enjoying a SWEEPING CORNER PLOT and a FANTASTIC SIZED SOUTH FACING REAR GARDEN, this detached FAMILY HOME has been WELL MAINTAINED and looked after. A large BRICK WEAVE DRIVEWAY and tandem tarmac driveway allows for EXCELLENT PARKING, along with access to the GARAGE. Finished with gas fired CENTRAL HEATING and uPVC double glazing, the accommodation comprises a hall entrance, 18' SITTING ROOM, 10' DINING ROOM and KITCHEN with garden access. Upstairs, THREE BEDROOMS lead off the landing, along with the FAMILY BATHROOM which is large enough to include a SHOWER cubicle. Outside, the GARDENS enjoy the SOUTH SUN with a surprisingly PRIVATE FEEL.

### SETTING THE SCENE

The sweeping corner plot is neatly enclosed with ample parking and gated access to the side driveway. Perfect for a growing family, you can easily park your vehicles off the road.

### THE GRAND TOUR

Heading inside, the wood effect flooring runs through the porch and hall, with stairs rising to the first floor. A useful cupboard is provided for coats and shoes, with doors to the two reception rooms. To the left, a dining room leads off, with a window to front. The sitting room is dual aspect with fitted carpet underfoot and sliding patio doors to the rear garden. The kitchen leads off the sitting room with a u-shape arrangement of kitchen units, drawers and work surfaces. The gas hob and electric double oven are built-in, with space for a washing machine, dishwasher and fridge freezer. A pantry cupboard is built-in under the stairs, with a further door to the garden. Upstairs, three bedrooms lead off the landing, with a range of built-in wardrobes. The family bathroom has been extended to include a four piece suite, with a concealed W.C, storage under the sink, bath and shower - all with fully tiled walls and a heated towel rail.

### THE GREAT OUTDOORS

Heading outside, the garden is fully enclosed with brick walling, and mainly laid to lawn with planted borders. A patio extends from the sitting room patio doors, leading to the side driveway and garage. The timber shed requires remedial works and could be re-purposed. The garage includes an up and over door to front, power and lighting.

### OUT & ABOUT

The property is situated at the centre of the Broadland Village of Brundall. Located East of the



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City, excellent transport links via Road and Rail can be enjoyed. The Village itself has an abundance of amenities including the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

#### FIND US

Postcode : NR13 5NG

What3Words : ///emotional.shifters.wisely

#### VIRTUAL TOUR

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

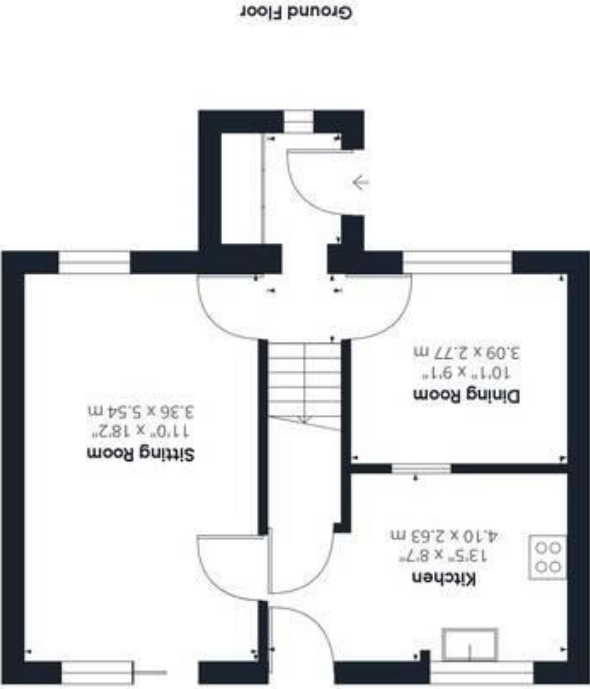
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Price:



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Approximate total area<sup>m</sup>  
892.98 ft<sup>2</sup>  
82.96 m<sup>2</sup>

(1) Excluding balconies and terraces

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.