

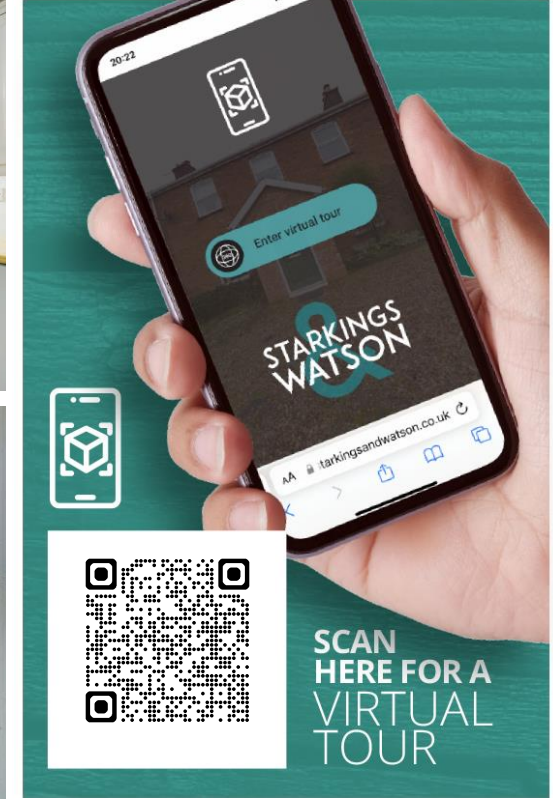
THE STREET

**Brundall, Norwich NR13 5LJ**

Freehold | Energy Efficiency Rating : E

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**STARKINGS  
&  
WATSON**

- No Chain
- Approx. 0.39 Acre Plot (stms)
- Approx. 2405 Sq. ft (stms)
- Detached Chalet Style Home
- Two Vehicular Accesses
- Annexe Potential (stp)
- Three/Four Reception Rooms
- Four/Five Bedrooms

#### IN SUMMARY

**NO CHAIN.** This **DETACHED CHALET STYLE BUNGALOW** enjoys a 0.39 acre plot (stms) in the **HEART** of **BRUNDALL**. With **TWO SEPARATE** vehicular accesses from The Street and Highfield Avenue, the property has undergone a light refurbishment and is now ready for occupation. The internal space is **HIGHLY FLEXIBLE**, including a **CHARACTERFUL** hall entrance, 26' **SITTING ROOM** with four windows and **HIGH CEILINGS**, family room, conservatory and **DINING ROOM**. The **KITCHEN** extends to 16' with a separate utility room and **BOOT ROOM**. The bedroom accommodation is split over two levels, with the ground floor accessed off a rear hall, including **TWO DOUBLE BEDROOMS** with **HIGH CEILINGS**, hall/dressing room space, **EN SUITE** and family **BATHROOM**. Upstairs, **TWO BEDROOMS** including one with an en suite lead off the landing, with **EAVES STORAGE**. Outside, the **PLOT** offers **TWO DRIVEWAYS** and access to the **DOUBLE GARAGE**. A courtyard style **GARDEN** can be found to rear, with an **EXTENSIVE PRIVATE** and **SOUTH FACING** frontage.

#### SETTING THE SCENE

Accessing the property from the Highfield Avenue entrance, a shingle driveway offers ample parking and

turning space. Mature planting borders the drive, with an open aspect to the side and frontage. Gated access leads to the rear courtyard garden, with a covered porch to the front door. The entrance from The street, offers a further shingled driveway, with access to the double garage.

#### THE GRAND TOUR

Heading inside, the front door offers a leaded and stained glass glazing, with the carpeted hall leading to the ground floor reception space, stairs to the first floor landing and rear hall which leads to the bedroom accommodation on the ground floor. The sitting room is the first door to your left - a fantastic sized room with a feature fireplace, two bay windows to front and two windows to rear, all sitting under a high level ceiling with a picture rail. The adjacent family room offers a study or snug space, with a further feature fireplace and double doors into the conservatory. Overlooking the south facing garden, uPVC double glazing and French doors lead off, with tiled flooring underfoot. The dining room is also carpeted and sits next to the kitchen, with a door from the hall. Heading into the kitchen, a range of wall and base level units can be found, with an inset gas hob and electric double oven, with space for general white goods. Tiled flooring runs underfoot, with ample space for a dining table. A door leads to the adjacent boot room, with a door also to the utility room - with further storage, space for laundry appliances and the re-fitted gas fired central heating boiler. A door from The Street entrance leads into the boot room, a versatile room which also includes a door to the garage and rear courtyard. To the rear of the property, an inner hall leads off, leading to the two double bedrooms, both with windows and high level ceilings. Cupboard space can be



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Brundall Office on **01603 336556**



found in both bedrooms, with the main bedroom also including a hall/dressing room space which could be further fitted out. The family bathroom includes a four piece suite with tiled splash backs and flooring, whilst the main bedroom en suite includes a double shower cubicle and heated towel rail. Upstairs, two further bedrooms lead off the landing, with the larger including an en suite bath which is completed with wood effect flooring and tiled splash backs. Both bedrooms benefit from eaves style storage.

#### THE GREAT OUTDOORS

The south facing garden is laid to lawn, and located to the front of the property. Enclosed with a wide variety of planted borders and trees, a patio leads from the conservatory, with huge potential to further landscape. To the rear, a courtyard style garden can be found, fully enclosed, and laid to patio for seating. The double garage, offers an electric door to front, power and lighting.

#### OUT & ABOUT

The property is situated within the Broadland Village of Brundall. 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 close to the A47, but within a short walk of the local Co-op food store.

#### FIND US

Postcode : NR13 5LJ

What3Words : ///bulb.splinters.sideburns

#### 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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

2719.68 ft<sup>2</sup>  
252.67 m<sup>2</sup>

**Reduced headroom**

13.77 ft<sup>2</sup>  
1.28 m<sup>2</sup>

