

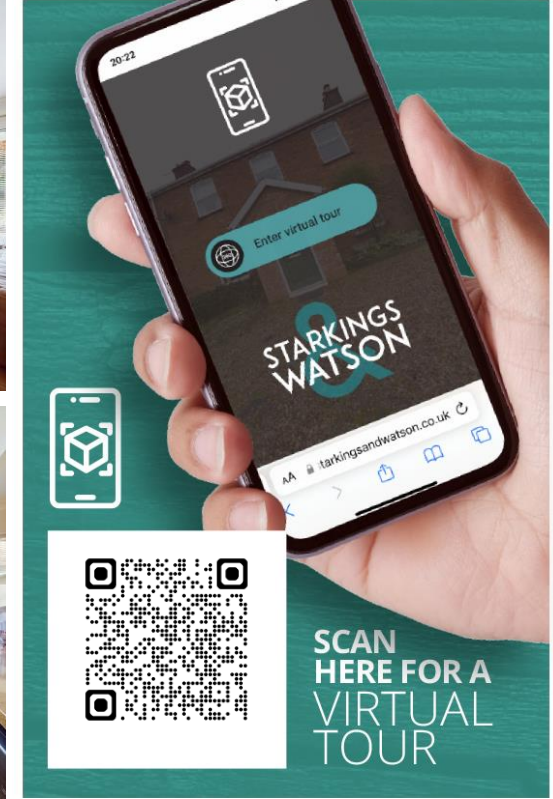
ST. LAURENCE AVENUE

Brundall, Norwich NR13 5QH

Freehold | Energy Efficiency Rating : C

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FOR SALE
PROPERTY



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STARKINGS & WATSON

- No Chain!
- Semi-Detached Bungalow
- Updated & Modernised Interior
- Large Open Plan Sitting/Dining Room
- High Specification Fitted Kitchen
- Two Double Bedrooms with Built-in Wardrobes
- En Suite & Shower Room
- South Facing Gardens

IN SUMMARY

NO CHAIN. FULLY RENOVATED and MODERNISED, this sizeable semi-detached BUNGALOW has been COMPLETED to a HIGH STANDARD, with HIGH LEVELS of ATTENTION to DETAIL. SOUTH FACING GARDENS with a PRIVATE NON-OVERLOOKED ASPECT, garage and PARKING for two vehicles makes this home the ideal DOWNSIZE. With re-wiring, new plumbing, FULL DECORATION and NEW INTERNAL FITTINGS, the property is turnkey and ready to move in. The PORCH includes storage, with a door to the hall, and DOUBLE DOORS opening to the 19' sitting room - complete with garden views and KARNDEAN flooring. The KITCHEN is OPEN PLAN and includes GRANITE SURFACES and a water softener, whilst double doors open to the inner hall. TWO DOUBLE BEDROOMS are well fitted with BUILT-IN WARDROBES, whilst the main bedroom includes a LUXURY EN SUITE SHOWER ROOM. The main SHOWER ROOM is finished in a similar style, with EXTENSIVE STORAGE. To the outside, the GARDEN includes outside power, and the GARAGE offers an electric door.

SETTING THE SCENE

Accessed via the residents car park, allocated parking

and the garage can be found, with the pedestrian footpath leading to the private front garden - laid to lawn with a range of mature planting. A shared access leads to the rear garden through wrought iron double gates, with the pathway laid in recent years creating an attractive, easy to maintain access to the front entrance porch.

THE GRAND TOUR

Once inside, the entrance porch offers tiled flooring underfoot and two useful built-in storage cupboards. Heading through the uPVC door, the large and spacious hall entrance offers wood effect Karndean flooring and double doors which in turn open up to the main sitting room - creating a warm and welcoming entrance. The flooring runs through both the sitting room and open plan kitchen, whilst the sitting room includes a feature fireplace and sliding patio doors onto the south facing rear garden, with recessed spotlighting above. This spacious room offers ample space for sitting and dining, Opening through to the kitchen which has been completed to a high standard, granite work surfaces run through the kitchen, with a range of wall and base level units to both sides, and a window facing to front ensuring the room remains light and bright coupled with the recessed spotlighting above. Integrated cooking appliances include the electric ceramic hob with stainless steel splashback and an extractor fan above, and the eye level electric double oven. Space is provided for general white goods including a fridge freezer and washing machine, with built in dishwasher and water softener whilst matching up-stands and under cupboard lighting are also installed. Further double doors lead from the sitting room into the inner hallway providing separation to the bedroom accommodation where further storage can be found along with a loft access hatch. The main



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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 and 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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bedroom sits to the front of the bungalow with fitted carpet underfoot, twin uPVC double glazed windows to front, built-in wardrobe, sliding doors and a door to the en suite. The en suite is fitted with a modern white three piece suite including an attractive raised hand wash bowl sink, with walk-in double shower, heated towel rail and tiled walls. The shower room sits between the two bedrooms in a matching design, with further storage built-in and wood effect flooring underfoot. The second bedroom is also finished with fitted carpet and an attractive built-in wardrobe with sliding doors and built in cupboard with shelving and hanging rail, whilst enjoying views over the south facing rear garden.

THE GREAT OUTDOORS

The garden has been well maintained and looked after to incorporate a patio seating area and lawned expanse - all of which are enclosed with timber panel fencing and deep well stocked flower and shrub borders. With a south facing aspect remaining non overlooked, the garden offers both a tranquil and private space with a useful enclosed timber built-in store and timber gate for access to the side. The garage can be found in the main residents car park with an electric door to front, window to rear, power and lighting.

OUT & ABOUT

The property is situated at the centre of 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 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 5QH

What3Words : ///commended.solves.symphony

VIRTUAL TOUR

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

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area¹
917.41 ft²
85.23 m²

