

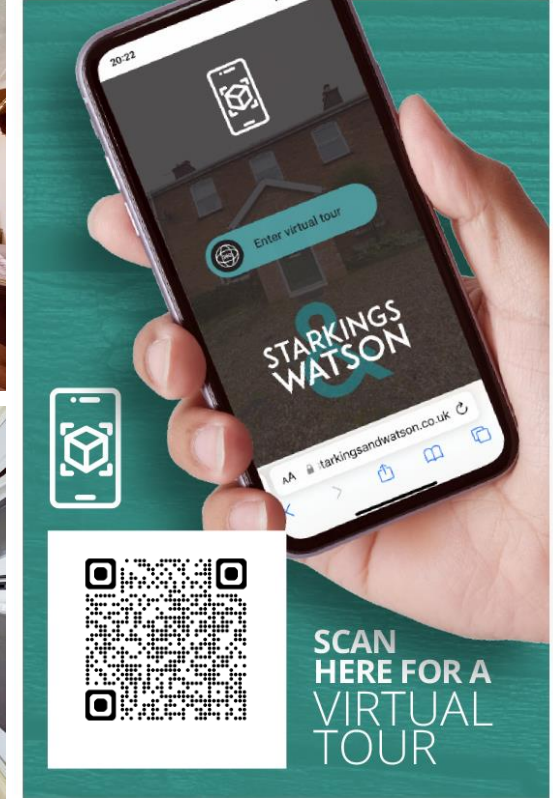
ST. LAURENCE AVENUE

**Brundall, Norwich NR13 5QH**

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**



- No Chain!
- Detached Bungalow with Potential
- Over 1260 Sq. ft (stms)
- 18' Sitting Room
- 31' Conservatory
- Three Bedrooms
- Wet Room
- Larger than Average Gardens

#### IN SUMMARY

NO CHAIN. With OVER 1260 Sq. ft (stms) of accommodation, this SIZEABLE BUNGALOW enjoys a LARGER THAN AVERAGE PLOT with WEST FACING GARDENS. Ideally situated within walking distance to the LOCAL AMENITIES, the property offers POTENTIAL to remodel or further EXTEND (stp). Centred on the 18' SITTING ROOM, an open plan kitchen faces to front, with a 31' CONSERVATORY stretching across the rear of the bungalow. THREE BEDROOMS lead off the hall entrance, with a WET ROOM adjacent. The REAR GARDENS are SPLIT into TWO SECTIONS, with a PATIO AREA and further LAWNED GARDEN beyond.

#### SETTING THE SCENE

Approached via a fully paved frontage, ample off road parking can be found with a low level wall enclosing the front garden. Driveway access leads to the adjoining garage with a shallow stepped entrance to the main front door.

#### THE GRAND TOUR

As you head inside, a porch entrance with useful storage can be found with glazed internal windows and door taking you into the hall entrance - with fitted carpet underfoot and a loft access hatch above. A further built-in storage cupboard can be found with a door leading off to the main sitting room to your right hand side, centred on a feature fireplace with a decorative timber surround. The spacious sitting room offers a light and bright feel with sliding patio doors into the conservatory and an opening into the adjacent kitchen. The kitchen offers a window to front with a range of low level and high level storage along with a built-in electric high level double oven and gas hob, with space for a fridge freezer, dishwasher and washing machine. The conservatory extends the living space with windows facing to the rear, carpet underfoot and both French doors and a door to the side providing access into the garden. The bedroom accommodation includes the main double bedroom with a range of built-in bedroom furniture, the second bedroom with a built-in wardrobe and third bedroom which has been recently used as an en suite room with a low level W.C and hand wash basin currently installed. Potential exists to remove these to reinstate the third bedroom in full as a spacious room with new flooring required underfoot. The shower room has been recently replaced in a wet room style with tiled splash backs, non-slip vinyl flooring and thermostatically controlled shower.



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### THE GREAT OUTDOORS

The rear garden is split into two key sections, first of all starting with a large paved area with a wealth of mature planting to all sides and access to the lean-to storage and garage to the side of the property. An arched opening offers access to the secluded lawned garden with further patio seating, two storage sheds and a greenhouse. A range of mature shrubbery and hedging provides screening to the borders with various trees also in situ. The garage it is accessed via double doors to front with a door to the rear lean to, with a wall mounted gas fired central heating boiler, 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 : ///tools.motel.steam

### VIRTUAL TOUR

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

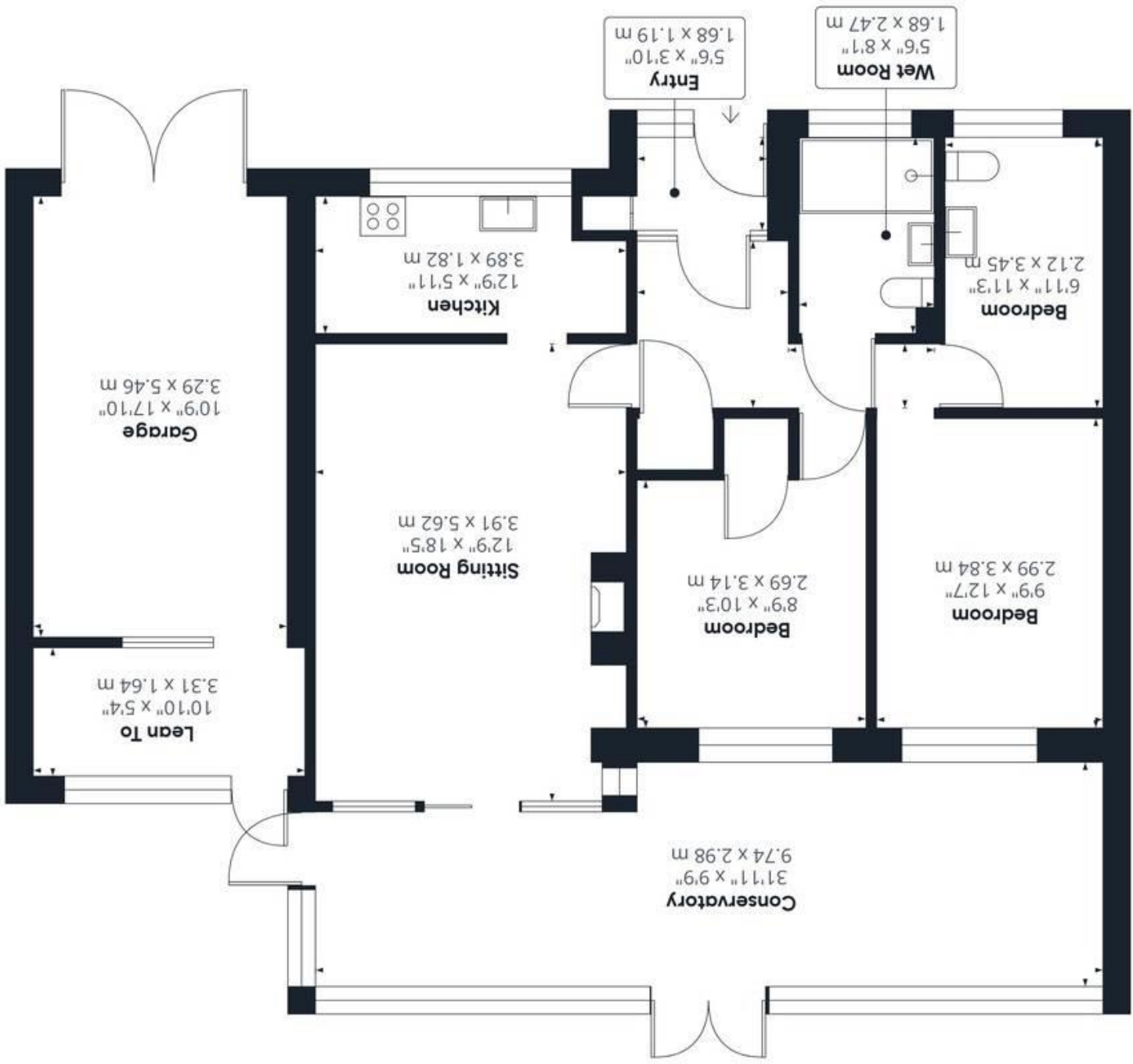
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Price:



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 standard.  
 Calculations are based on RICS IPMS 3C  
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 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 1269.17 ft<sup>2</sup>  
 117.91 m<sup>2</sup>

