



Page Road, Brundall - NR13 5QP



Page Road

Brundall, Norwich

NO CHAIN. Having been FULLY UPDATED and MODERNISED, this semi-detached bungalow has been transformed into a MODERN HOME with LARGE SOUTH FACING GARDENS and ample parking. With extensive re-plumbing, re-plastering, electrical works, insulation, and new GAS FIRED CENTRAL HEATING, the property is now fit for modern day living. Situated in the HEART of BRUNDALL and CLOSE to LOCAL AMENITIES, the property offers a HALL ENTRANCE, 17' SITTING ROOM with BI-FOLDING DOORS to the garden, OPEN PLAN KITCHEN with breakfast bar, TWO DOUBLE BEDROOMS and the re-fitted SHOWER ROOM. To the outside, the GARDENS have been landscaped to include a LARGE PATIO leading from the sitting room, and a raised timber decked SEATING AREA - all ideal to enjoy the extensive lawned gardens adjacent.

Council Tax band: B

Tenure: Freehold

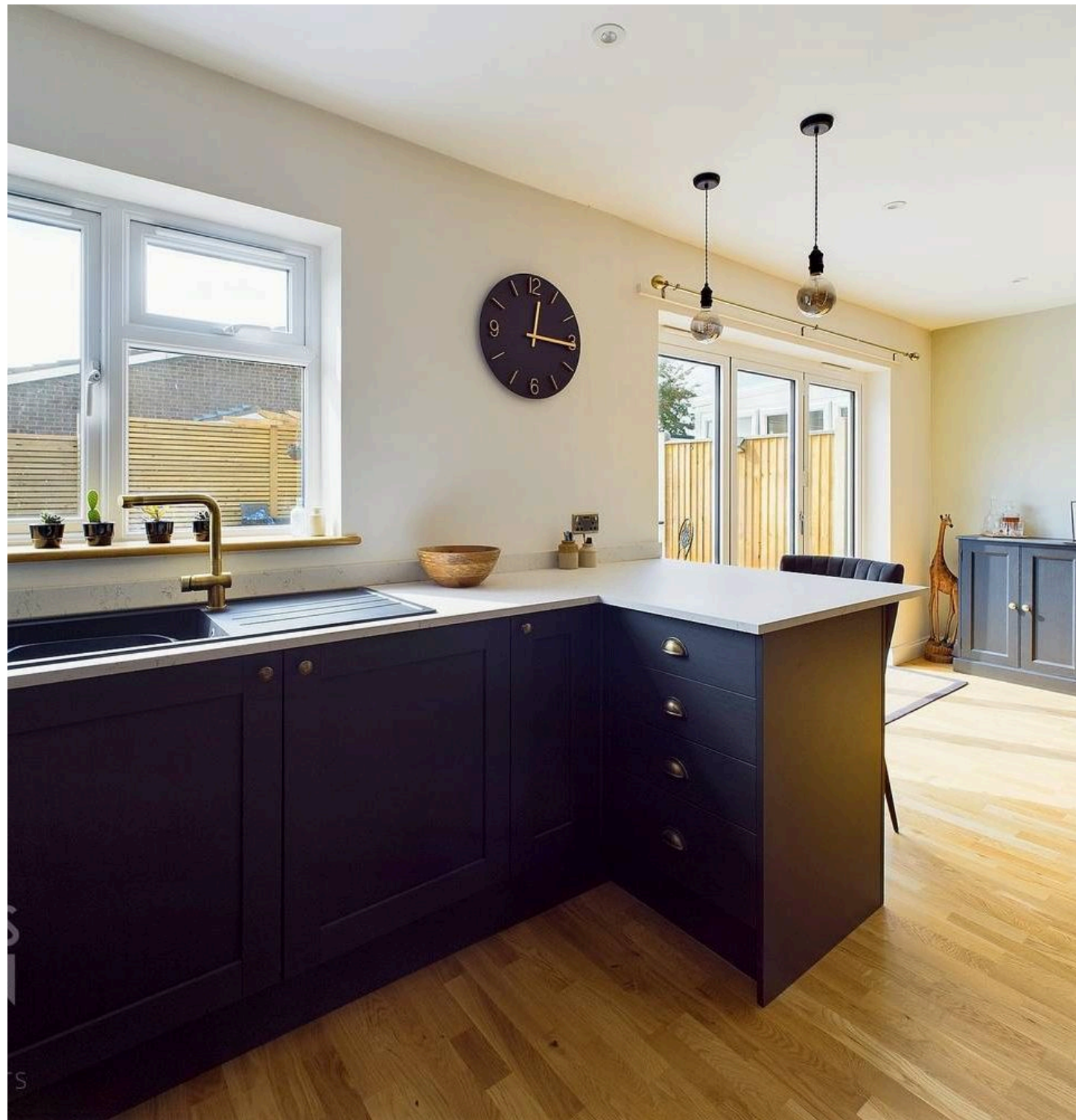
EPC Energy Efficiency Rating: E

- No Chain!
- Semi-Detached Bungalow
- Fully Updated & Modernised
- Stunning Open Plan Layout & Kitchen
- New Gas Fired Central Heating
- Two Double Bedrooms
- Newly Installed Shower Room
- Large Driveway & Landscaped Gardens

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.

SETTING THE SCENE

Occupying a sweeping corner plot, the bungalow is set back from the road with a large shingle driveway offering ample off road parking, enclosed within low level timber panel fencing. An area of garden can be found to front ready to be turfed, whilst gated access leads to the rear garden.



THE GRAND TOUR

As you head inside, the hall entrance is finished with engineered oak wood flooring, loft access above, large built-in cupboard, with doors leading off to the main living space and bedroom accommodation. The first door to your right takes you to the second double bedroom which is completed with fitted carpet and a uPVC double glazed window to side. The main bedroom sits adjacent with a further window to front and attractive wood panelling creating a feature wall. Serving both bedrooms is the spacious shower room which has been re-fitted to include a large walk-in shower and twin head thermostatically controlled rainfall shower above. Tiled splashbacks run around the room with useful storage under the sink and heated towel rail installed. The main living accommodation is created in an L-shaped design - open plan for the sitting, dining and kitchen areas. Engineered Oak wood flooring runs throughout the entire space with a set of bi-folding doors opening directly onto the rear patio and the south facing aspect. The kitchen offers a high specification finish with a breakfast bar forming part of the work surface, and useful storage built within a u-shaped design. Open shelving can be found to the walls whilst integrated appliances include a fridge freezer, washing machine, inset gas hob and built-in electric oven.

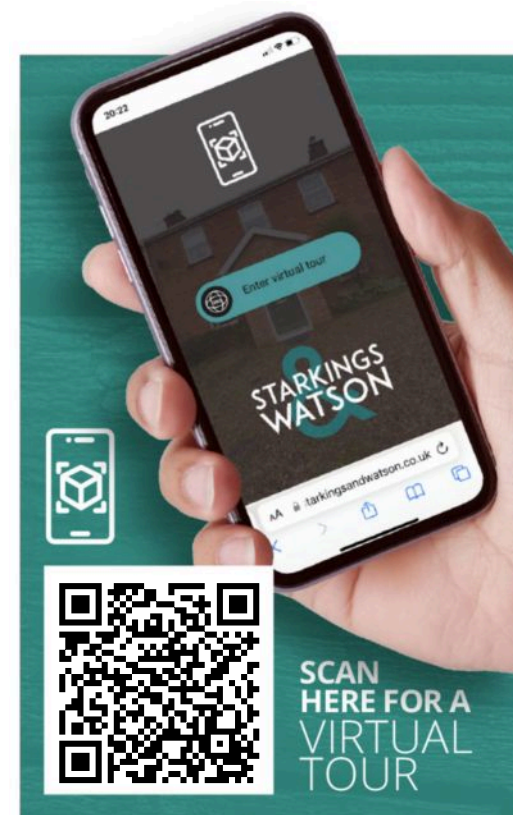
FIND US

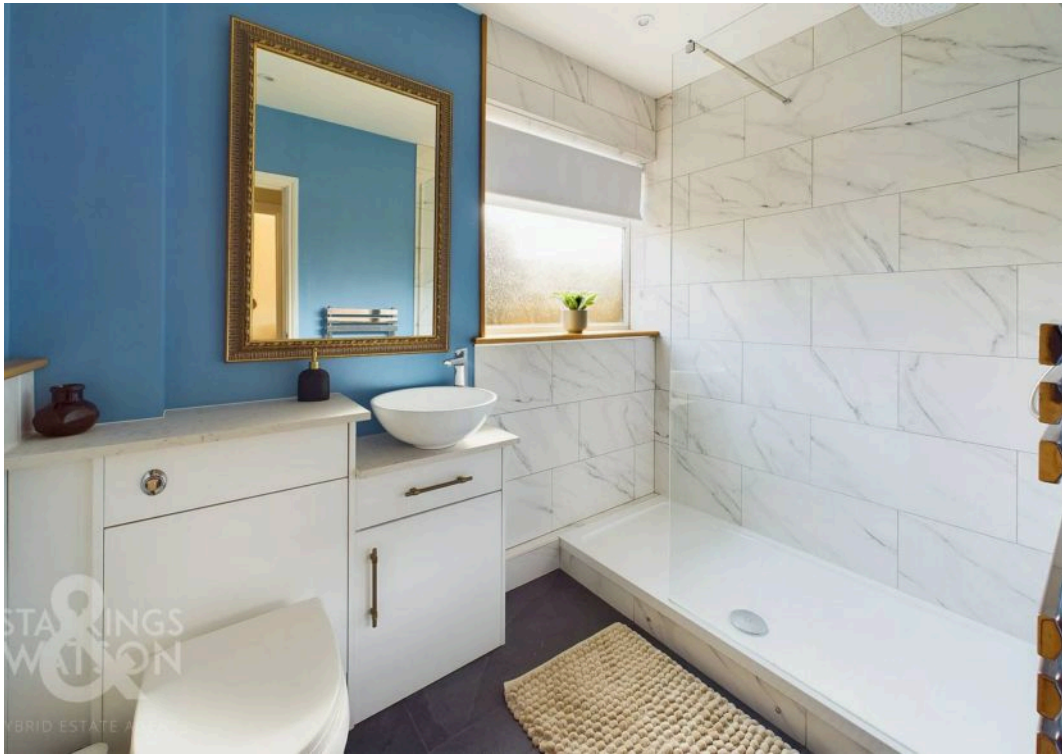
Postcode : NR13 5QP

What3Words : ///draining.economies.comedy

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The garden has been fully landscaped to include a large patio which extends from the rear bi-folding doors, opening and stepping up to the private and enclosed timber deck seating area. An area of grass can be found to the side of the property with gated access leading to the front. Outside water and power supplies and a useful timber built storage shed are installed.





Approximate total area⁽¹⁾

644.11 ft²

59.84 m²

Balconies and terraces

416.24 ft²

38.67 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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.