



Brandon Court, Brundall - NR13 5NW





## Brandon Court

Brundall, Norwich

NO CHAIN. With over 1180 Sq. ft (stms) of accommodation, this DETACHED BUNGALOW occupies an EXCLUSIVE POSITION in a rarely available setting. With POTENTIAL to UPDATE and MODERNISE, the accommodation is FLEXIBLE, allowing for open plan living, with DOUBLE GLAZING and CENTRAL HEATING installed. The GARDENS are PRIVATE and NON-OVERLOOKED, with mature planting, ample PARKING and a GARAGE. The accommodation comprises a PORCH and HALL ENTRANCE, 17' SITTING ROOM, KITCHEN with GARDEN VIEWS, separate utility room and OPEN PLAN DINING ROOM. The THREE BEDROOMS are all doubles in size, with an EN SUITE shower room and FAMILY BATHROOM.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





- No Chain!
- Detached Bungalow
- Rarely Available Location
- Potential to Update & Personalise
- Two Reception Rooms
- Kitchen & Separate Utility Room
- Three Double Bedrooms
- Private Non-Overlooked 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

Tucked away at the end of a cul-de-sac, the hard standing driveway offers ample parking in tandem, and access to the garage. Gated access leads to the gardens, with a wealth of mature planting to front along with a lawned expanse.



## THE GRAND TOUR

Heading inside, tiled flooring can be found underfoot in the porch entrance, with a door to the hall entrance - complete with fitted carpet and a loft access hatch. Doors lead off, starting with the dual aspect sitting room, featured on a brick built fire place and pamment tiled hearth. Following the hall, the dining room sits to the rear, with fitted carpet under foot, views over the garden and an opening to the kitchen. Creating an ideal entertaining space, the kitchen units run in an L-shape, with ample storage, and space for general white goods. The electric ceramic hob and eye level electric double oven are built-in, with a door looping back to the hall entrance. The utility room leads off, with further storage and work surfaces, space for general white goods, a built-in sink unit, and door to the side. Two carpeted double bedrooms sit to the rear of the property with views over the garden, with the main bedroom sitting to the front. An en suite leads off the main bedroom, complete with a three piece suite, tiled splash backs and a shower cubicle. The family bathroom is finished with a three piece suite, with tiled splash backs and vinyl flooring.

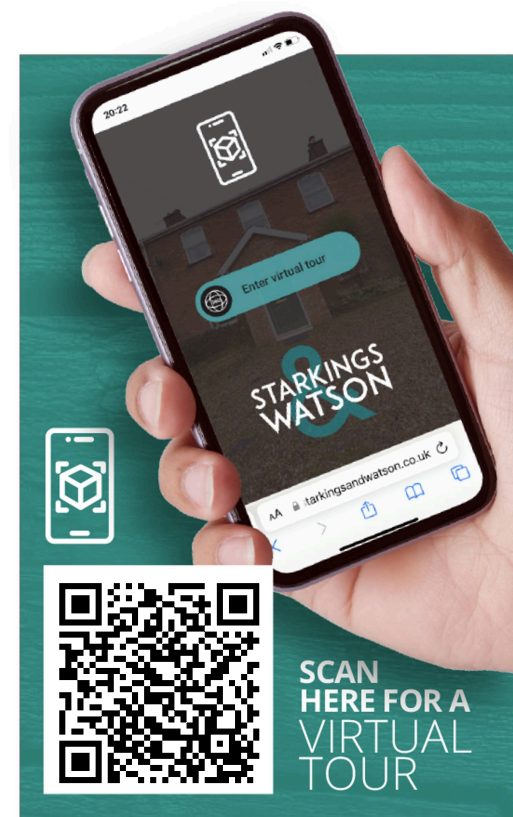
## FIND US

Postcode : NR13 5NW

What3Words : [///booklets.hype.charted](http://booklets.hype.charted)

## VIRTUAL TOUR

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









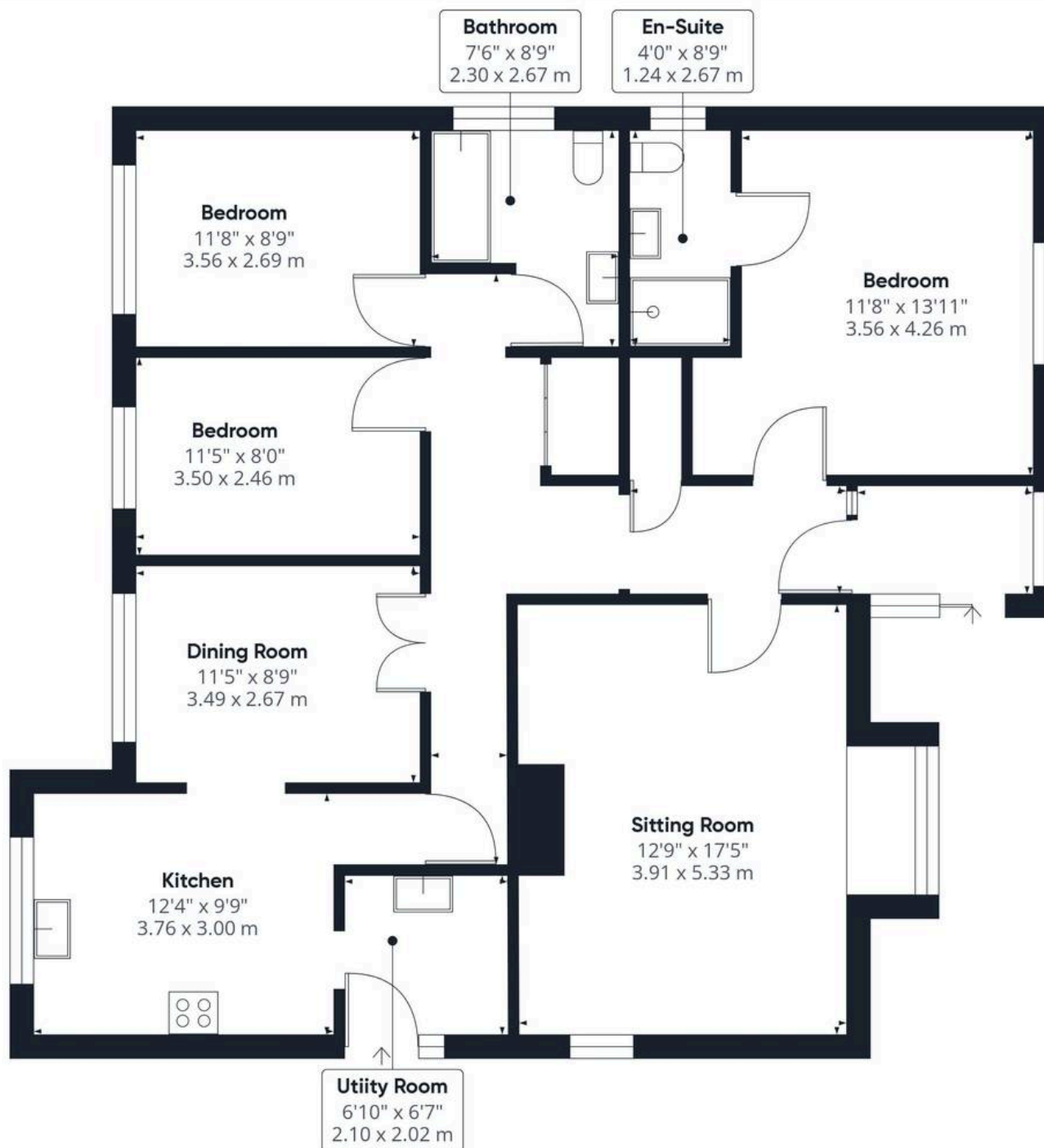


## THE GREAT OUTDOORS

The rear garden enjoys a mature garden which is ready to be tamed and worked on. Laid to lawn, mature planting can be found to the borders, with a timber built summer house, and open aspect to the driveway. The garage is accessed via an up and over door to front.







Approximate total area<sup>(1)</sup>

1187.03 ft<sup>2</sup>

110.28 m<sup>2</sup>

(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.

GIRAFFE360





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