



Berryfields, Brundall - NR13 5QQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Berryfields

Brundall, Norwich

NO CHAIN. Tucked away at the end of the cul-de-sac, the property enjoys a SPACIOUS PLOT with SOUTH FACING GARDENS, sweeping driveway directly outside and a SINGLE GARAGE. Complete with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the accommodation comprises a PORCH ENTRANCE, sitting room and rear facing KITCHEN/DINING ROOM with ample space for white goods. Upstairs, THREE BEDROOMS lead off the landing, complete with the family bathroom with a SHOWER OVER the BATH and built-in airing cupboard. The GARDEN is laid to lawn with an area of PATIO and useful side access.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Semi-Detached Home
- Ample Parking & Garage to Front
- Porch Entrance
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- South Facing Gardens

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.

SETTING THE SCENE

Tucked away at the end of a cul-de-sac, lawned gardens can be found to the front of the property with a sweeping shingle driveway offering off road parking for several vehicles and access to the brick built garage.

THE GRAND TOUR

Heading inside, the porch entrance offers space for coats and shoes with full height windows to the front and side, and a further door taking you into the sitting room with a front facing window and fitted carpet underfoot.



The sitting room offers stairs to the first floor landing whilst also connecting to the adjacent kitchen/dining space with a U-shaped arrangement of wall and base level units. The kitchen offers extensive storage with integrated cooking appliances including an inset electric ceramic hob and built in electric oven, with a rear facing window and door to the patio. A gas fired central heating boiler is tucked to one corner, whilst tiled splash-backs run around the work surfaces.

Heading upstairs, the carpeted landing leads to all three bedrooms with the main bedroom sitting to front with UPVC double glazing and useful storage recess offering potential to build a wardrobe if required. The third bedroom also sits to the front with fitted carpet and lastly the second bedroom faces to the rear complete with uPVC double glazing and the loft access hatch. The family bathroom completes the property with a white three piece suite including tiled walls, shower over the bath, built in airing cupboard and heated towel rail.

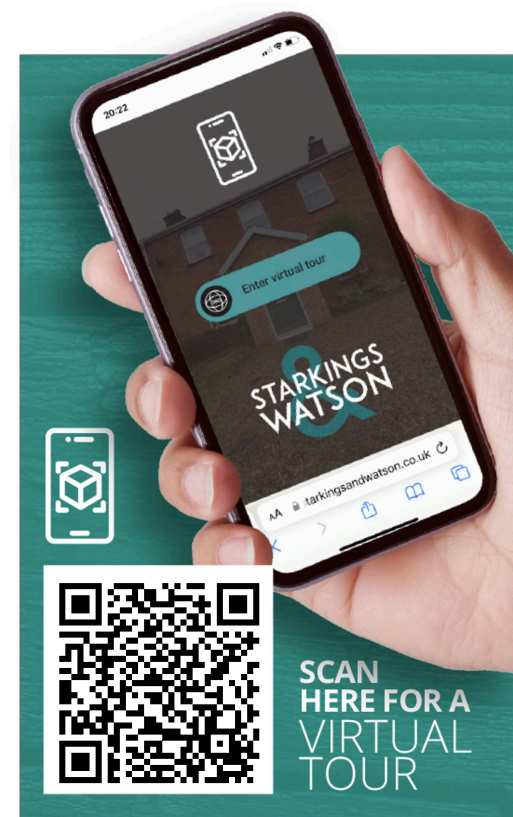
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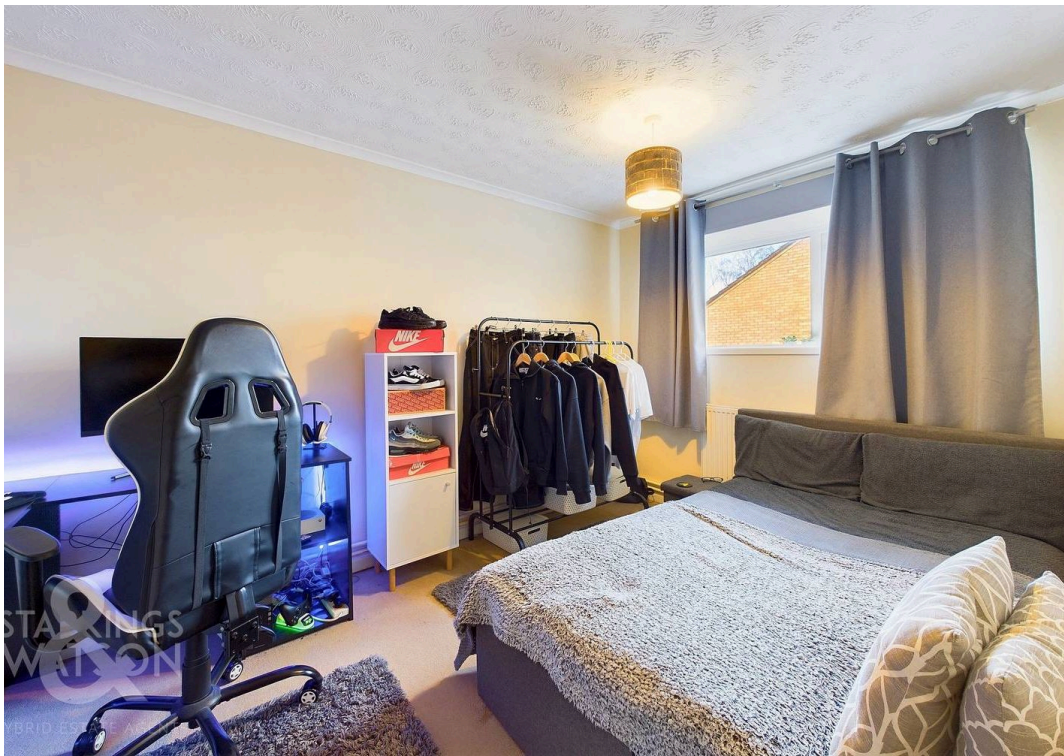
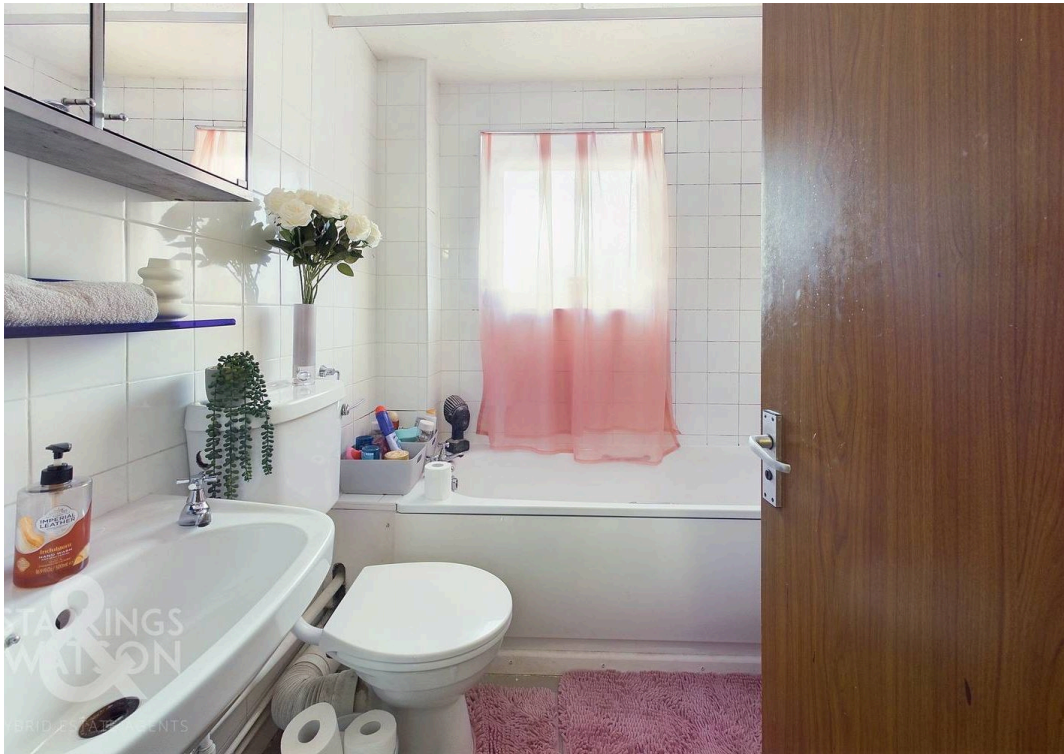
Postcode : NR13 5qq

What3Words : ///happen.wolves.control

VIRTUAL TOUR

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



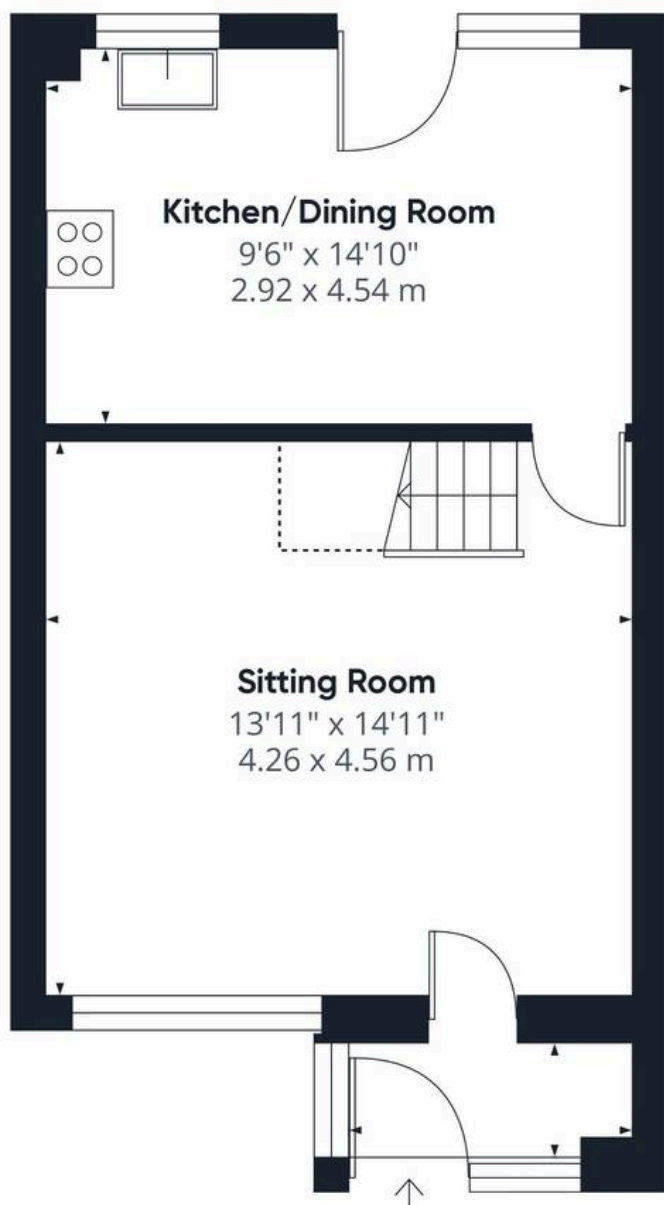




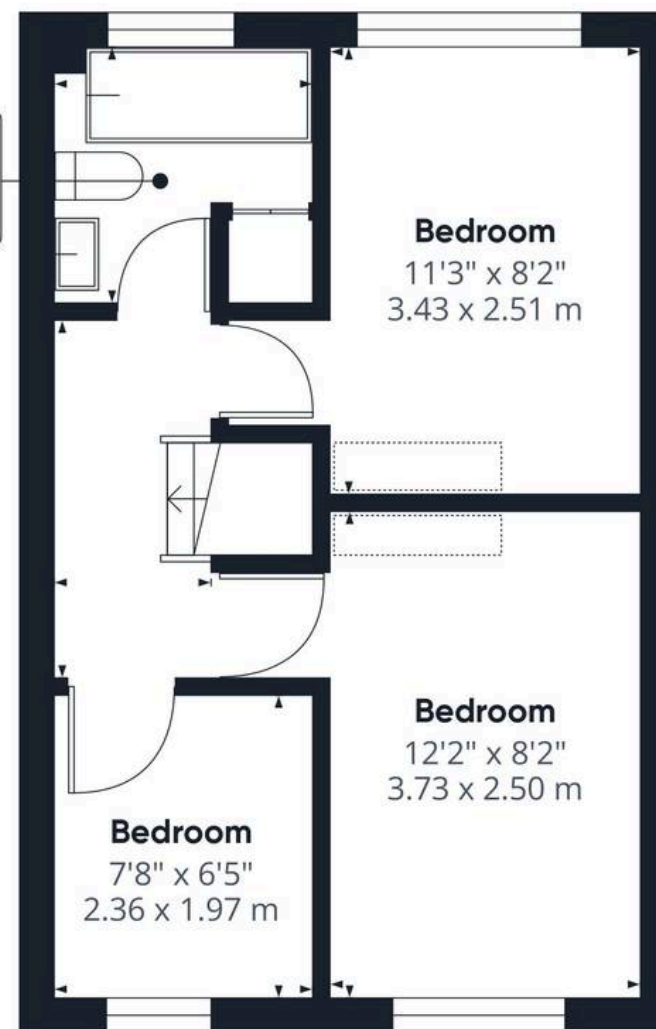
THE GREAT OUTDOORS

Heading outside, the rear garden enjoys a south facing aspect whilst being enclosed with timber panel fencing and planted borders to all sides. The garden is mainly laid to lawn with an area of hard standing patio, whilst a gated access leads to the front and raised beds to the rear. The garage offers an up and over door and is access off the main driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

694.71 ft²

64.54 m²

Reduced headroom

14.77 ft²

1.37 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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



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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 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.