



St. Clements Way, Brundall - NR13 5QW

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## St. Clements Way

Brundall, Norwich

NO CHAIN! Requiring FULL UPDATING and MODERNISATION, this semi-detached bungalow enjoys a FAVOURED CUL-DE-SAC LOCATION close to the fringes of the village, with an easy access footpath taking you to the LOCAL SHOP and bus stop. Ample PARKING can be found to front, with the rear GARDEN being enclosed to all boundaries and ready for LANDSCAPING. The internal accommodation includes a 17' SITTING ROOM, built-in KITCHEN with STORAGE, two bedrooms, family bathroom and W.C. uPVC double glazing and electric storage heating is installed.

Council Tax band: B

Tenure: Freehold



- No Chain!
- Semi-Detached Bungalow
- Requires Full Updating & Modernisation
- 17' Sitting Room
- Fitted Kitchen with Storage
- Two Double Bedrooms
- Separate W.C & Bathroom
- Ample Parking & Enclosed 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

Approached via a large brick weave frontage with an adjacent tarmac driveway, ample off road parking is provided with gated access to the rear and access to the main entrance door.

#### THE GRAND TOUR

Heading inside you step straight into the fully fitted kitchen offering a u-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric hob and built-in electric oven with tiled splash backs and extractor fan above. A built-in storage cupboard can be found to one side, with tile effect flooring underfoot and a door taking you to the main sitting room, which offers a window to front and a feature fireplace. The room is ready for decoration whilst being finished with electric storage heating. The inner hallway leads to both



the two double bedrooms, family bathroom and separate W.C with further access to the built-in cupboard which is located in the kitchen. The family bathroom offers a two piece suite with tiled splash backs and the potential for a shower over the bath, whilst the adjacent W.C is ready for refurbishment. The smaller of the two bedrooms includes sliding patio doors to the rear garden along with an electric storage heater. The main bedroom includes built in storage and a window to rear.

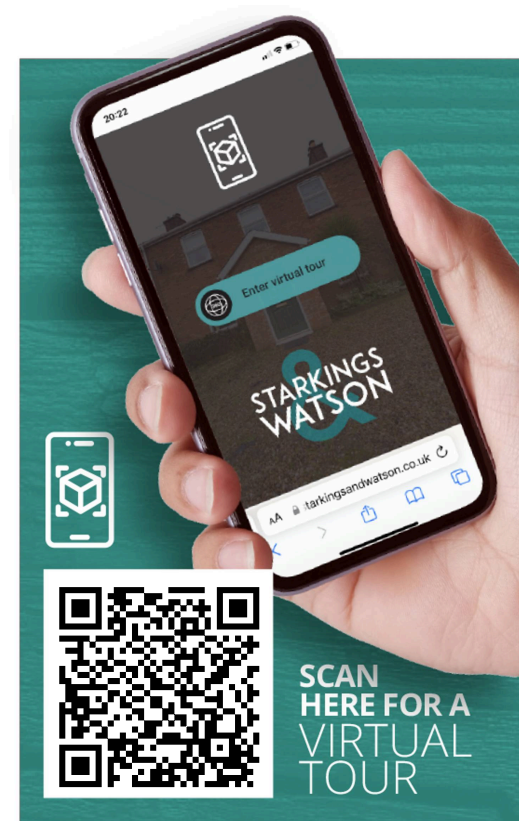
#### FIND US

Postcode : NR13 5QW

What3Words : ///improving.fetch.implanted

#### VIRTUAL TOUR

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



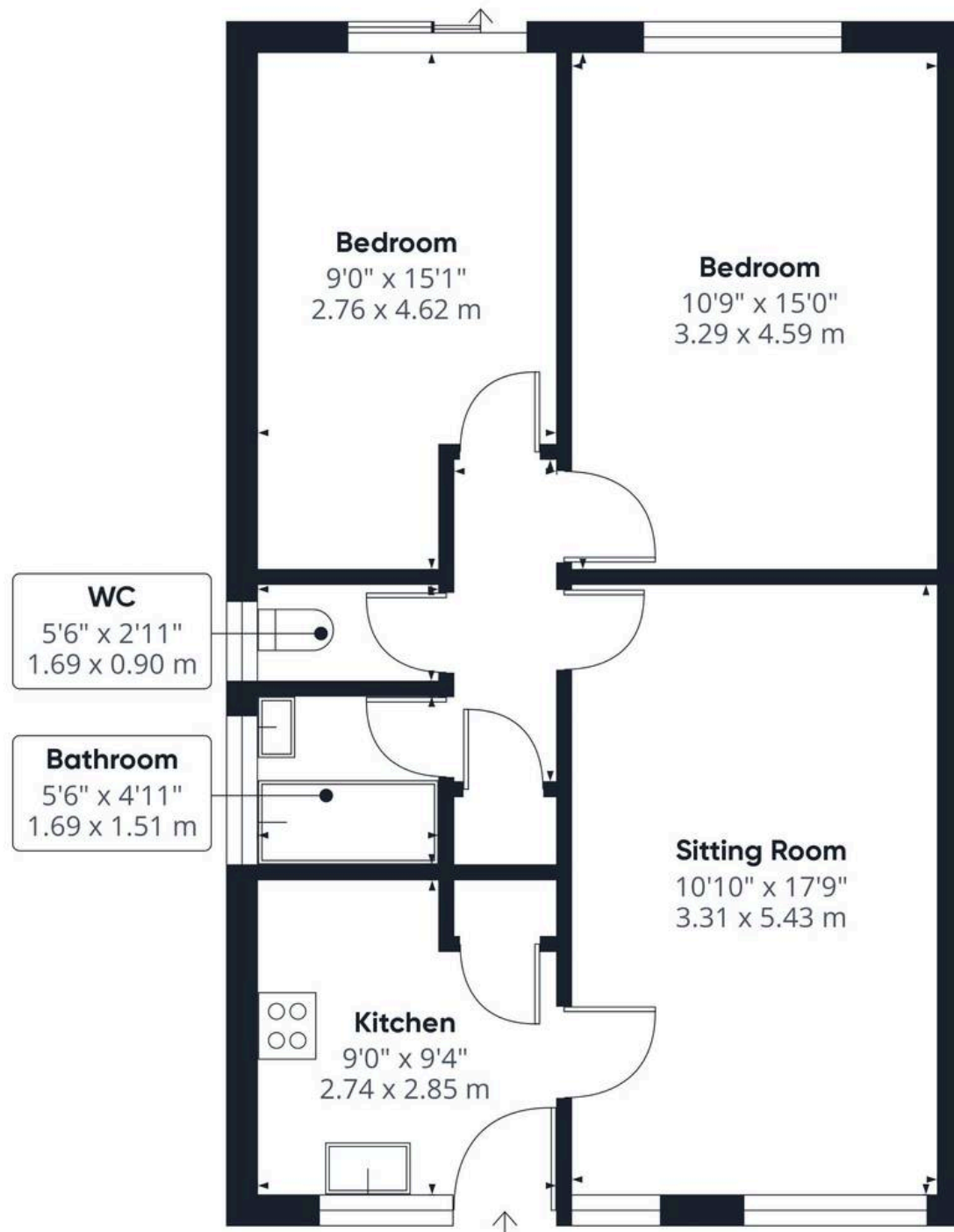




## THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing and includes a timber built storage shed, whilst being ready for full landscaping. An access leads to the side of the property.





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

647.89 ft<sup>2</sup>  
60.19 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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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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.