



Foster Close, Brundall - NR13 5QU

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Foster Close

Brundall, Norwich

READY to put your own stamp on the property, TUCKED AWAY at the end of a cul-de-sac but LOCATED CLOSE to VILLAGE AMENITIES, bus stop and the A47, this DETACHED BUNGALOW enjoys a SIZEABLE PLOT complete with WRAP AROUND GARDENS. Taking in the SOUTH SUN, the gardens are split into two sections, with an adjacent DRIVEWAY offering AMPLE PARKING and access to the GARAGE. The accommodation comprises a PORCH ENTRANCE, 11' KITCHEN/breakfast room, inner hall, 14' SITTING ROOM with PATIO DOORS to front, THREE BEDROOMS - two with BUILT-IN WARDROBES and family bathroom.



Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Tucked Away Cul-De-Sac Setting
- Detached Bungalow with Potential
- Ample Parking & Adjoining Garage
- Wrap Around South Facing Gardens
- Sitting Room with Garden Access
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom with Shower

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, a shingle driveway offers double and tandem parking, with access to the adjoining garage and main property.



## THE GRAND TOUR

Stepping inside, a door leads to the rear garden with wood effect flooring underfoot, with an ample space for coats and shoes. A door leads into the fitted kitchen with a range of wall and base level units, including integrated cooking appliances with an inset electric ceramic hob and built-in electric double oven, with a window facing to rear and wood effect flooring underfoot. A further door takes you to the inner hallway which leads to the bedroom and living accommodation, with a loft access hatch above and built-in storage cupboard. The main sitting room offers front facing sliding patio doors to the enclosed garden, with wood effect flooring underfoot, and space for soft furnishings and a dining table. The three bedrooms lead off the main hallway, all with wood effect flooring underfoot and uPVC double glazing, with the two larger bedrooms including built-in wardrobes. Completing the property is the family bathroom with a white three piece suite including a shaped panelled bath with a mixer shower tap, tiled splash-backs and heated towel rail.

## FIND US

Postcode : NR13 5QU

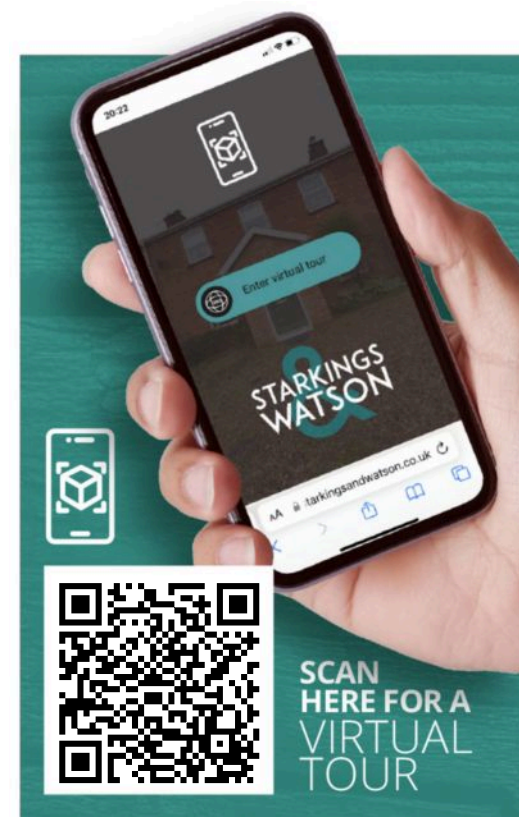
What3Words : ///tend.scored.eaten

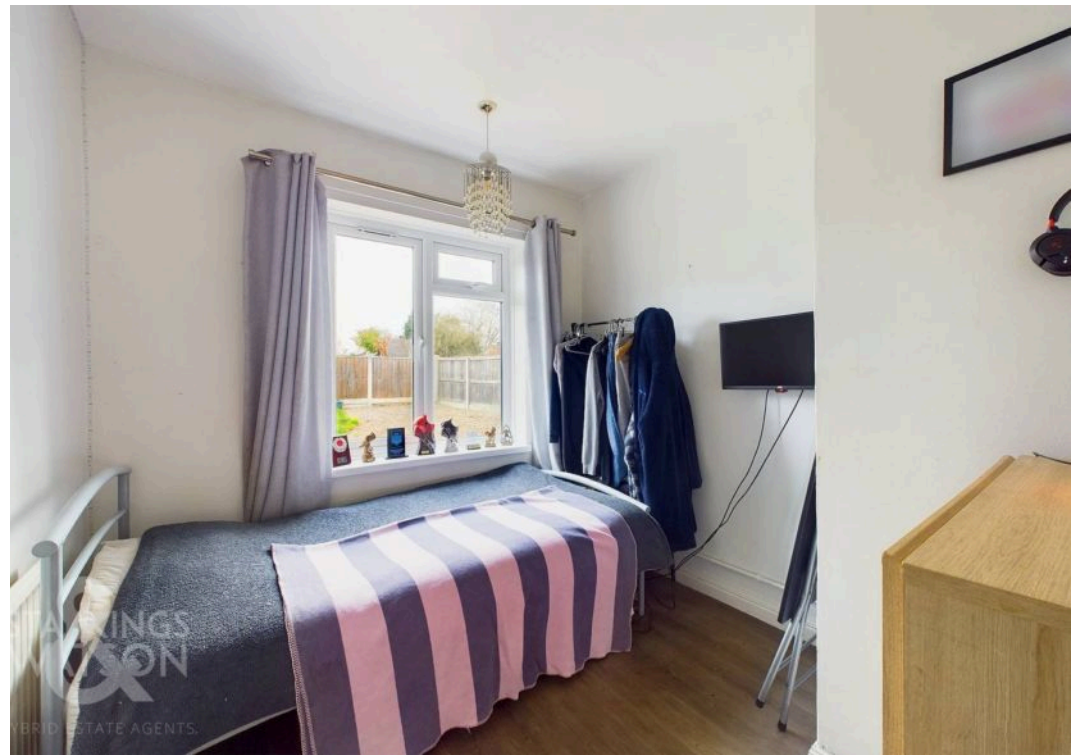
## VIRTUAL TOUR

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

## AGENTS NOTES

The Property is offered on a long leasehold basis with potential to purchase the freehold. Ground rent is only charged at £1 PA, with a small service charge for the upkeep of communal green space which is charged to all freehold and leasehold properties on the development.







## THE GREAT OUTDOORS

The gardens wrap around the property, being predominately laid to lawn with enclosed timber fenced and brick wall boundaries. The gardens are currently split into two sections where there is a shingle and patio to the side, taking in the south sun, with a wide variety of mature planting, shrubbery and trees. A timber built shed and further workshop offer storage, with a door taking you to the adjoining garage with an up and over door to front, window to rear, power and lighting.

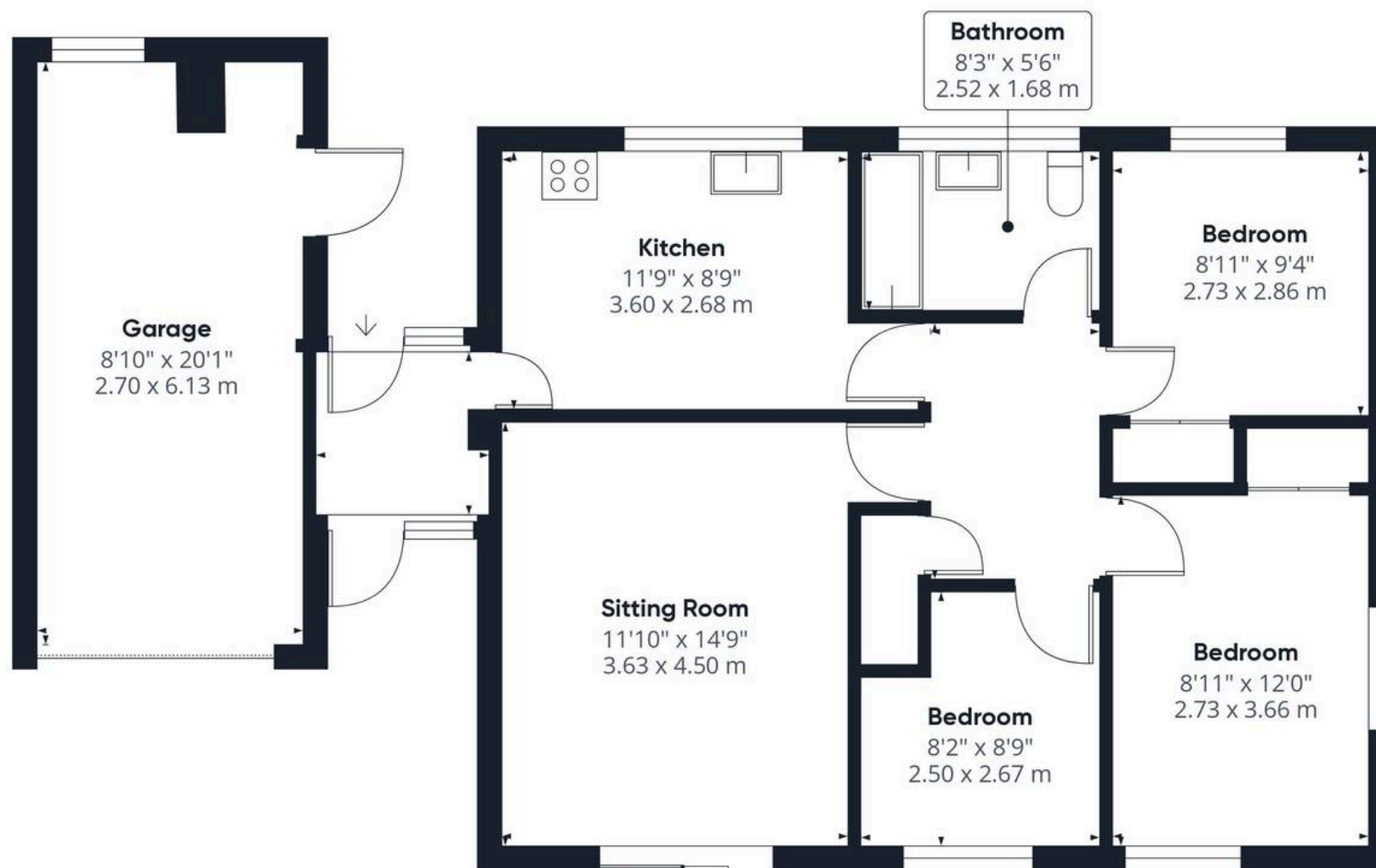
### Garage

Single Garage

### Driveway

5 Parking Spaces





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

896.96 ft<sup>2</sup>

83.33 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto: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.