



St. Laurence Avenue, Brundall - NR13 5QN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Laurence Avenue

Brundall, Norwich

UPDATED and MODERNISED, this semi-detached BUNGALOW enjoys a PRIME SETTING within WALKING DISTANCE to local amenities and TRANSPORT LINKS. With a SCHEDULE OF WORKS COMPLETED in recent months, you will find a fully upgraded ELECTRIC SYSTEM with partial re-wiring, replacement RADIATORS, new guttering, and a HALL ENTRANCE which has been created, with various RE-PLASTERING. Set back from the road with PARKING and a GARAGE to front, within you will find a PORCH and HALL ENTRANCE, creating a private 14' SITTING ROOM with FULL HEIGHT SOUTH FACING WINDOWS to front. The KITCHEN sits adjacent with a range of built-in STORAGE, whilst THREE BEDROOMS sit to the rear, including one with FRENCH DOORS to the garden. Completing the property is the SHOWER ROOM with aqua board splash backs. The REAR GARDEN includes a re-laid patio and LAWNED expanse.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Bungalow
- Modernised Interior
- Walking Distance to Amenities
- 14' Sitting Room
- Three Bedrooms
- Shower Room
- Enclosed Garden with Patio
- Off Road Parking & Adjoining Garage

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

Set back from the road and accessed via a brick-weave driveway, a further shingled expanse can be found next door, providing alternative parking, with access leading to the main front garden and garage.



THE GRAND TOUR

Stepping inside, a porch entrance is finished with fitted carpet, whilst offering space for coats and shoes, with a further door taking you to the inner hallway - complete with the loft access hatch above and built-in airing cupboard. Doors lead off to the bedroom and living space accommodation. As you enter to your left hand side, the kitchen can be found with a u-shaped arrangement of wall and base level units, including integrated cooking appliances including an inset gas hob and built-in eye level electric oven. Space is provided for general white goods including a fridge freezer, dishwasher and washing machine, with a window facing to front enjoying a south facing aspect. Tiled splash backs run around the work surface with tiled flooring underfoot. The main sitting room offers a large full height window to front - flooding the room with natural light, whilst being finished with fitted carpet and smooth ceilings. The three bedrooms sit across the rear of the property - all finished with fitted carpet and uPVC double glazing. The third bedroom offers a versatile space with French doors leading to the rear garden - ideal as a dining area or snug room if required. Completing the property is a shower room, with a white three piece suite including storage under the hand wash basin, walk in double shower cubicle with aqua board splash-backs and thermostatically controlled shower along with twin double glazed windows to side.

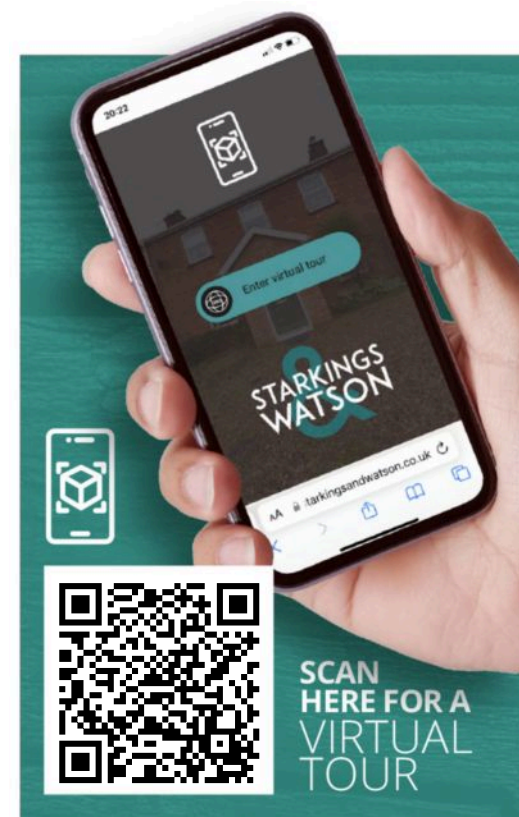
FIND US

Postcode : NR13 5QN

What3Words : ///misty.laugh.waking

VIRTUAL TOUR

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



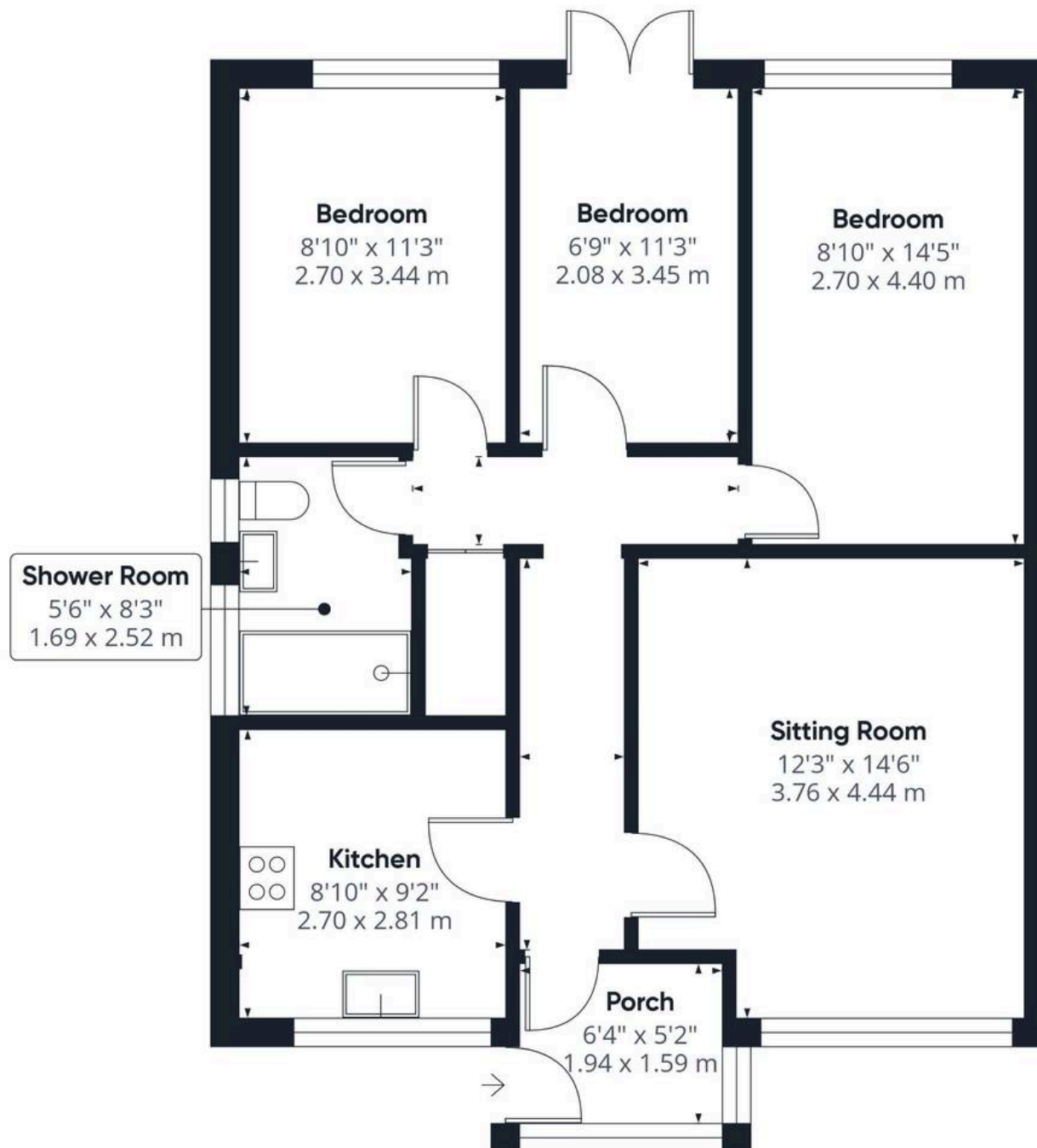




THE GREAT OUTDOORS

Newly landscaped to include an expanse of grass with a patio seating area, the garden is all enclosed with timber panel fencing. Newly planted borders can be found to two sides, with a raised brick built flower bed and gated access to the side. The garage offers an electric roller door to front, window to side, power and lighting.





Approximate total area⁽¹⁾

730.21 ft²

67.84 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 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



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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.