



St. Laurence Avenue, Brundall - NR13 5QN





## St. Laurence Avenue

Brundall, Norwich

NO CHAIN. This DETACHED BUNGALOW offers POTENTIAL to UPDATE and MODERNISE, whilst occupying a PROMINENT POSITION within WALKING DISTANCE to LOCAL AMENITIES and TRANSPORT LINKS. The SPACIOUS ACCOMMODATION extends to some 881 Sq. ft (stms), with POTENTIAL to REMODEL and DECORATE. Set back from the road, a PORCH ENTRANCE leads to the 15' SITTING/DINING ROOM with a full height WINDOW TO FRONT, with access to the adjacent KITCHEN. The INNER HALL leads to the THREE BEDROOMS which face to the rear, with doors leading to a separate W.C and SHOWER ROOM. With GAS FIRED BOILERS providing HEATING and HOT WATER, the property is finished with uPVC DOUBLE GLAZING, and is ready to move-in.

Council Tax band: C

Tenure: Freehold





- No Chain!
- Detached Bungalow with Potential
- Porch Entrance
- 15' Sitting/Dining Room with Full Height Window
- Fitted Kitchen
- Three Bedrooms
- Low Maintenance Gardens
- Walking Distance to Village Shop & Transport

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

Set back from the road and accessed via a shingle driveway providing off road parking, the lawned front garden offers a range of mature planting with a hard standing footpath taking you to the main entrance door. The garage is located to the front with a gated access to the rear garden and two front facing doors taking you inside.



## THE GRAND TOUR

Starting in the porch entrance, fitted carpet can be found underfoot creating the ideal meet and greet space with a door taking you to the formal sitting room with a feature fireplace to one side and a large full height window to front. This light and bright room enjoys a south facing aspect with ample room for soft furnishings and a dining table. A door takes you to the inner hall where the bedroom accommodation can be found, with a further door to the adjacent kitchen where a range of built-in storage units are fitted. The kitchen includes space for a gas cooker and general white goods including a fridge freezer and washing machine, with a cupboard housing a wall mounted gas fired central heating boiler and a further boiler located in the kitchen itself, one providing hot water and one providing heating. A window and door face to front with tiled splash-backs running around the work surface. The inner hallway offers fitted carpet underfoot and the loft access hatch with doors leading off. Starting with the main double bedroom which enjoys garden views and fitted carpet underfoot, the third bedroom sits adjacent also with garden views and can easily be opened up to create an access to the garden or be an ideal separate dining room if required. The second bedroom sits to the corner with a range of built-in wardrobes and vanity unit with fitted carpet and double glazed window to rear. A separate W.C leads off the hall with half tiled walls and a two piece suite including a concealed W.C, with the shower room including a walk-in double shower with electric shower unit, tiled walls and built-in airing cupboard

## FIND US

Postcode : NR13 5QN

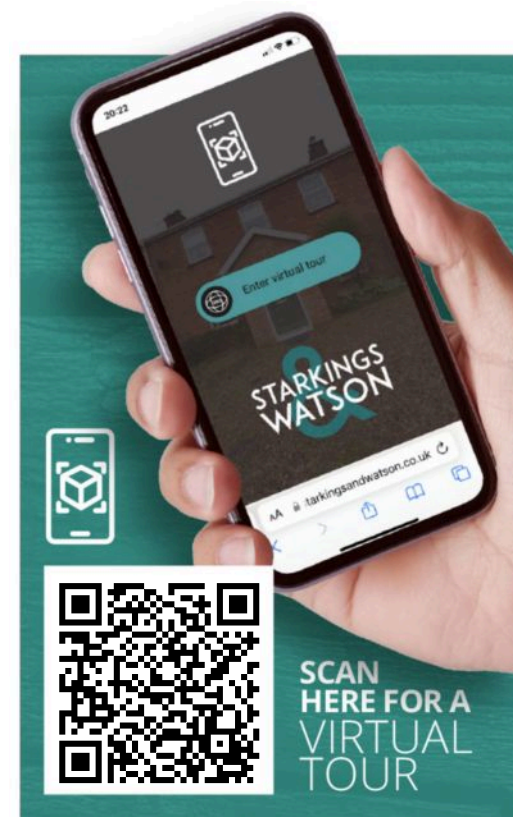
What3Words : ///breathed.glee.hound

## VIRTUAL TOUR

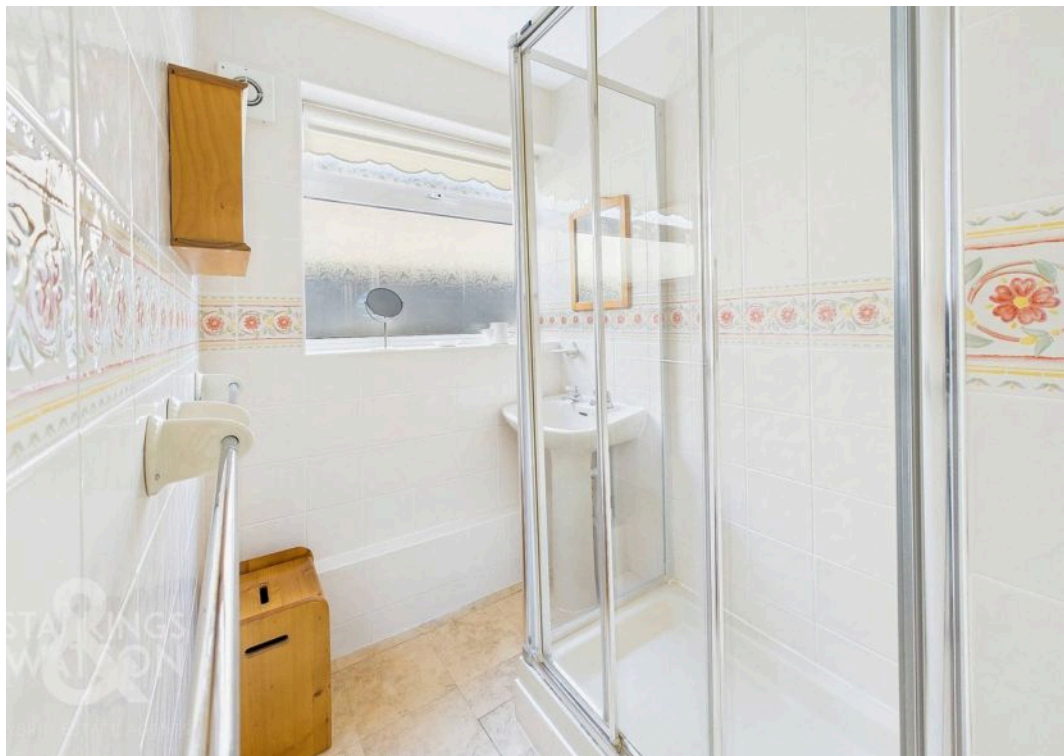
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The heating and hot water are supplied via separate gas boilers.







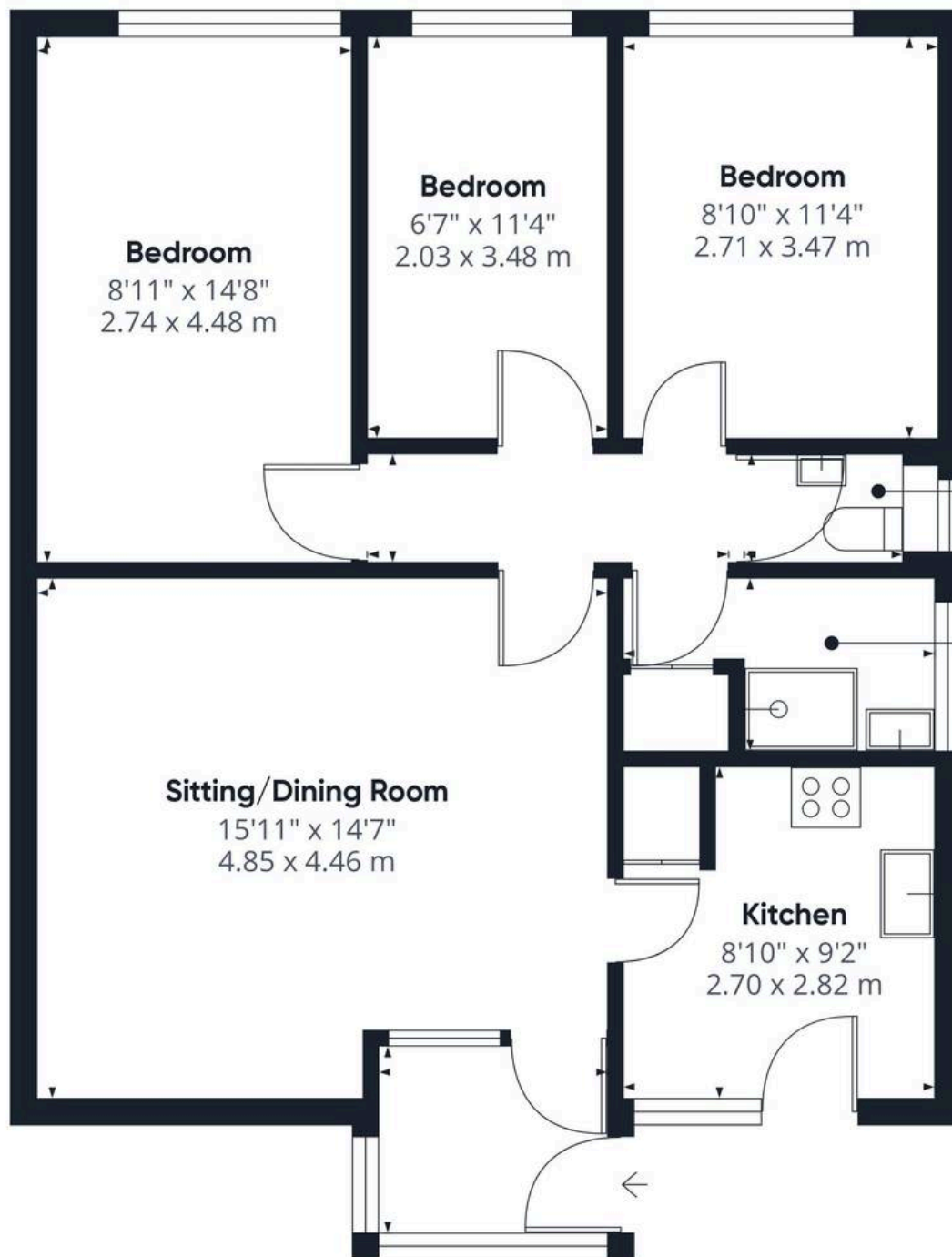




## THE GREAT OUTDOORS

Offering a low maintenance space which is laid to patio, a range of mature planting can be found to two borders, all enclosed within timber panel fencing. A timber shed offers storage with a greenhouse adjacent, with access via the side pathway and gated front access. The garage sits to the front of the property with an electric up and over door to front, power and lighting.





Ground Floor Building 1



Ground Floor Building 2

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

881.03 ft<sup>2</sup>

81.85 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.

**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 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.