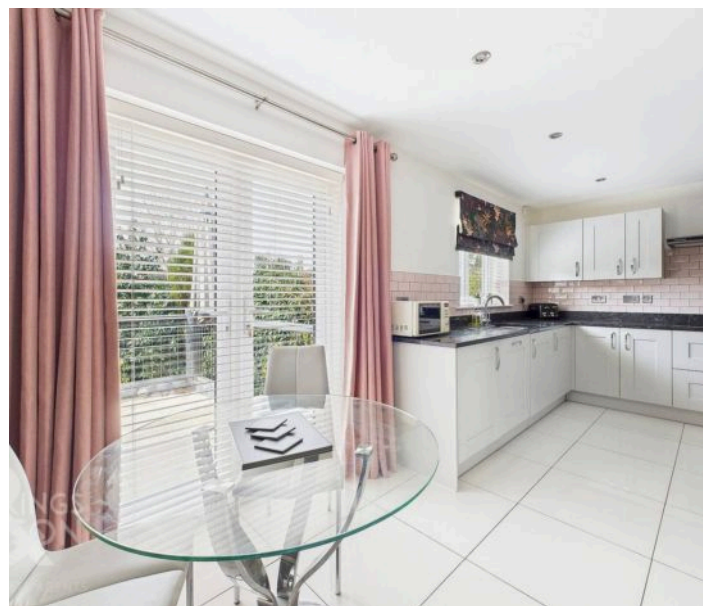




Strumpshaw Road, Brundall - NR13 5PA



Strumpshaw Road

Brundall, Norwich

Offered with NO CHAIN, this detached family home offers OVER 2100 Sq. ft (stms) of accommodation, whilst enjoying a PRIVATE DRIVEWAY which serves only two properties. With WRAP AROUND LAWNED GARDENS, this south facing, PRIVATE and SECLUDED PLOT is ideal for those seeking a HIGHLY DESIREABLE LOCATION close to EXCELLENT LOCAL AMENITIES and TRANSPORT LINKS. The internal accommodation includes a WELCOMING HALL ENTRANCE with a DUAL ASPECT SITTING ROOM, double doors from the hall into the DINING ROOM, study, W.C and L-SHAPED KITCHEN/BREAKFAST ROOM with GRANITE SURFACES and FRENCH DOORS to the rear garden. The useful UTILITY ROOM offers further storage, with a full suite of INTEGRATED APPLIANCES In the KITCHEN, and an internal door to the INTEGRAL DOUBLE GARAGE. Upstairs, FIVE BEDROOMS lead off the landing, all able to house double bedrooms, with the MAIN BEDROOM and GUEST BEDROOM including PRIVATE EN SUITES, and a further family bathroom.

Presented in IMMACULATE and TURN KEY CONDITION, the rear garden includes a RAISED PATIO SEATING AREA, with wrap around lawns and DOUBLE DRIVEWAY.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Over 2100 Sq. ft (stms)
- Detached Family Home with Integral Double Garage
- Secluded Plot with Wrap Around Gardens
- 21' Dual Aspect Sitting Room
- Formal Dining Room & Separate Study
- L-Shaped Kitchen with French Doors to Garden
- Five Bedrooms with Two En Suites & Family Bathroom

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 occupying a private driveway serving only two properties, access leads to the main parking area, lawned expanse and gated rear garden. There is a shared driveway, creating a grand approach, with various trees and hedging offering a high degree of privacy and seclusion from the road, with parking provided for two vehicles and access to the integral garage.

THE GRAND TOUR

Once inside, the welcoming hall entrance is finished with wood flooring underfoot, with stairs rising to the first floor and a feature decor creating a striking entrance. A door leads to the main sitting room with double doors opening to the dining room creating the ideal flow for entertaining and family living. Starting in the main sitting room, a feature fireplace creates a warming feel with dual aspect views to the front facing window and rear facing French doors which lead out to the rear garden. The adjacent dining room also offers garden views, with fitted carpet underfoot while sitting adjacent to the kitchen. The kitchen itself is L-shaped with space for a breakfast table whilst an L-shaped arrangement of wall and base level units offer extensive storage with granite work surfaces, matching up-stands and attractive tiled splash-backs. Integrated cooking appliances include an inset electric ceramic hob with an extractor fan above and built-in electric double oven with an integrated fridge freezer and dishwasher. Tiled flooring runs underfoot with the French doors leading to the rear garden. A door takes you to the utility room which provides separation for the laundry appliances, with a matching range of units, continued granite work surfaces and space for a washing machine. A useful door takes you outside, with the double garage leading off with conversion potential or just useful day to day storage - subject to planning. Completing the ground floor is a useful study with fitted carpet and a front facing window which is neatly tucked away under the stairs, with the adjacent WC offering a white two piece suite.

The first floor galleried landing includes a front facing window which ensures a high degree of natural light with a built-in double airing cupboard and loft access hatch above. Doors lead off to the five bedrooms which include the main double bedroom with twin front facing windows offering a high degree of natural light, ample space for a bed and bedroom furniture, with twin built-in double wardrobes. A private en suite shower room leads off including a thermostatically controlled shower, tiled splash-backs and heated towel rail. The family bathroom sits adjacent with a white three piece suite including a mixer shower tap and tiled splash-backs with a further heated towel rail. Each of the bedrooms are finished with fitted carpet and can house a double bed, with the second bedroom also including an en suite shower room with a white three piece suite including storage under the hand wash basin, walk-in shower cubicle, and heated towel rail.

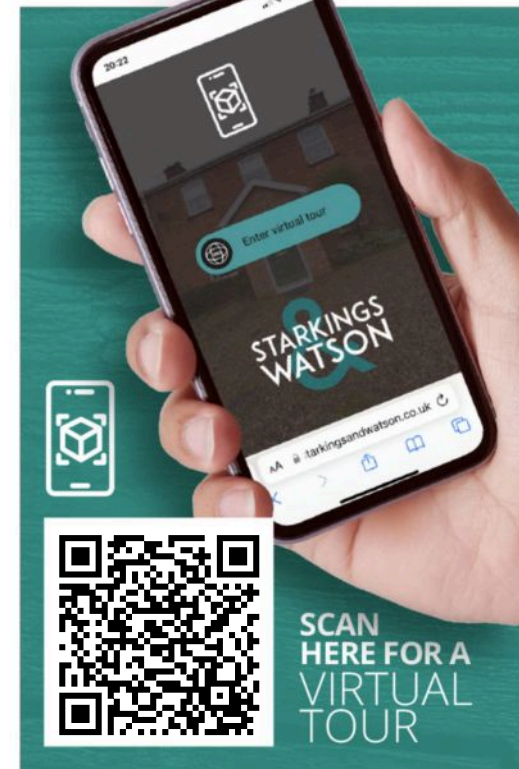
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden offers an area of lawn to both the side and rear, with a raised patio seating area including steps which lead down to the main garden. Enclosed with timber panel fencing and a range of mature hedging and shrubbery, the raised patio enjoys a south facing aspect with maturing trees in the distance, with access even from the two sets of French doors in both the sitting room and kitchen. Lawned gardens include gated access to the front driveway, with the front garden offering potential to enclose further space within the main garden if required. The double garage includes twin up and over door to front, recessed spotlighting above, and a door to the utility room with power points installed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2185.63 ft²
203.05 m²

Balconies and terraces

201.07 ft²
18.68 m²

Reduced headroom

66.46 ft²
6.17 m²

(1) Excluding balconies and terraces

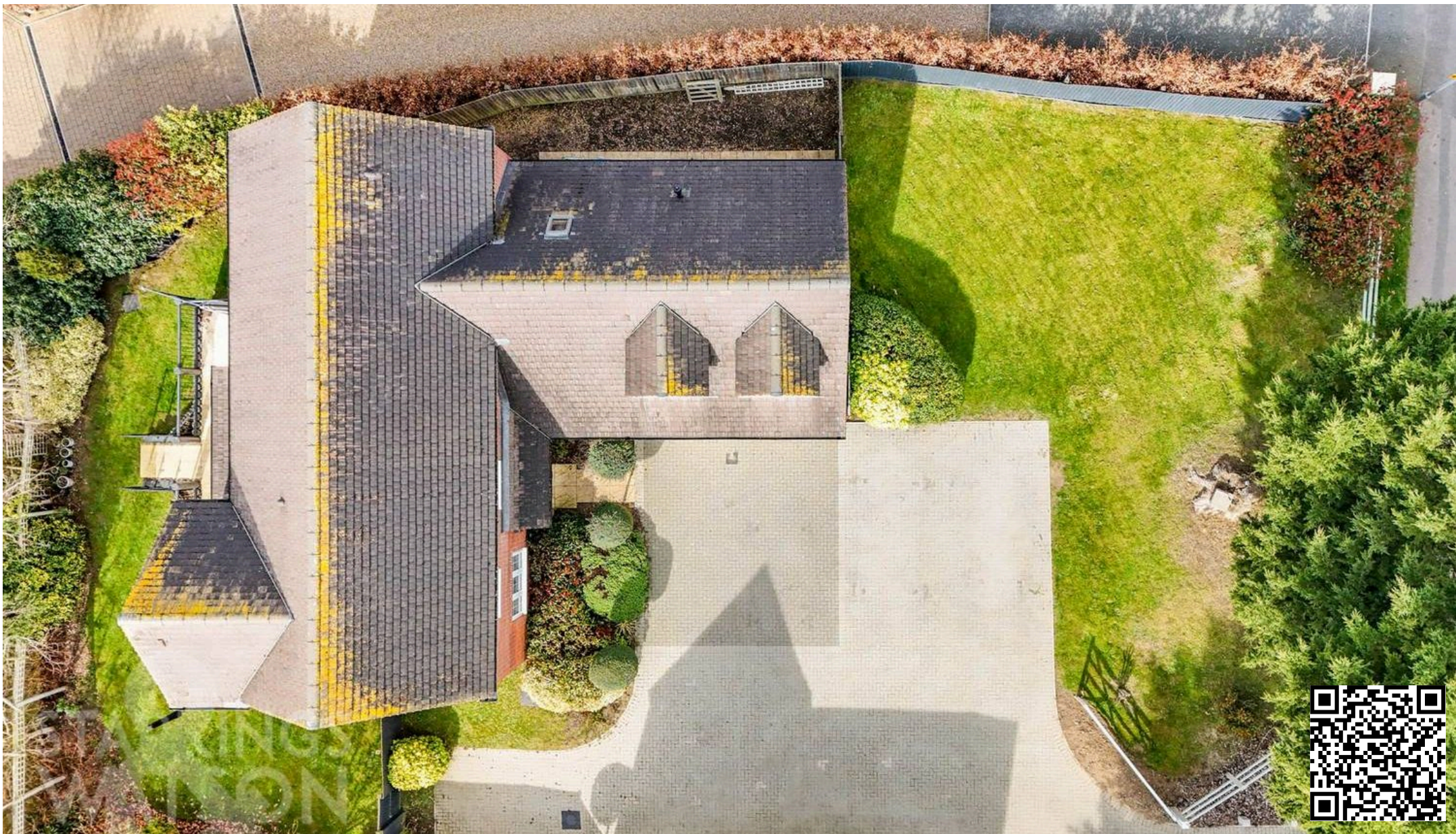
Reduced headroom

..... 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 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.