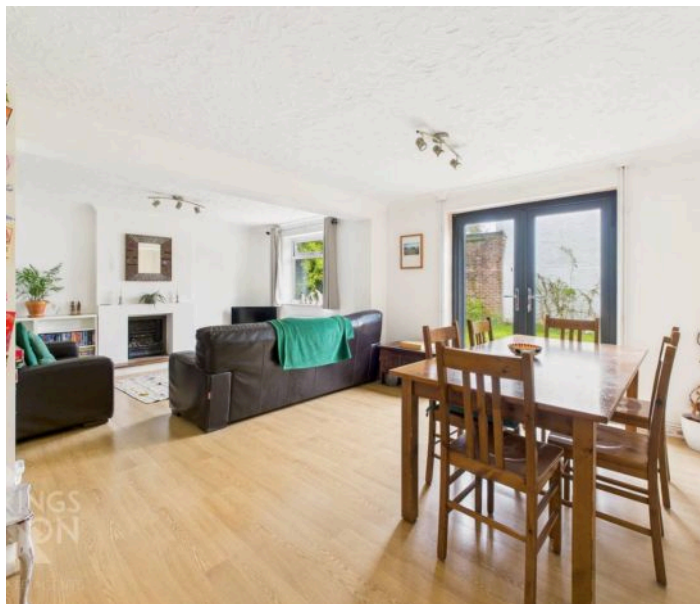




Finch Way, Brundall - NR13 5NB



Finch Way

Brundall, Norwich

Situated in the HEART of BRUNDALL, this spacious semi-detached house offers some 1260 Sq. ft (stms) of versatile living space perfect for a growing family. Offering potential to UPDATE and PERSONALISE to suit individual tastes, the EXTENDED LAYOUT provides ample room for the whole family, with a 2022 installed gas fired central heating boiler. The accommodation features a HALL ENTRANCE, a convenient W.C, KITCHEN, generous 23' SITTING/DINING ROOM with FRENCH DOORS onto the garden, ground floor study, and a snug/bedroom - creating potential for two ground floor bedrooms. The property boasts FOUR WELL PROPORTIONED BEDROOMS on the first floor, along with a modernised 2022 installed family bathroom. Additionally, the property benefits from an enclosed PRIVATE GARDEN providing the perfect outdoor sanctuary, along with an en bloc garage for added convenience.

Council Tax band: TBD

Tenure: Freehold

- 1260 Sq. ft (stms) Family Home
- Extended Layout with Versatile Accommodation
- Potential to Update & Personalise
- Hall Entrance with W.C
- 23' Sitting/Dining Room
- Ground Floor Study & Snug/Bedroom
- Four First Floor Bedrooms & Family Bathroom
- Enclosed Private Gardens & En Bloc Garage

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 behind mature high level hedging, a hard standing footpath leads to the main lawned front garden and entrance door. On road parking can be found opposite with the en bloc garage to the rear of the property.



THE GRAND TOUR

Stepping inside, a hall entrance greets you with built-in storage and doors leading into the main living space and adjacent WC - finished with a two piece suite and tiled splashbacks. The main living space comprises an open plan sitting/dining room with a window and French doors to rear leading directly to the rear garden. Wood effect flooring runs underfoot with a feature fireplace to one side, with ample room for soft furnishings and a dining table. Stairs rise to the first floor landing with a useful built-in storage cupboard below, with doors leading off to the study and snug/bedroom. The kitchen also sits to one side with a U-shaped arrangement of wall and base level units with space for an electric cooker, whilst tile splash backs run around the work surface. Tiled flooring can be found underfoot with space for a fridge freezer, dishwasher and washing machine, with a gas fired central heating boiler located at the corner, and a window facing to the rear garden. The study room offers a versatile space with a front facing window and fitted carpet underfoot. The adjacent snug room is also an ideal bedroom or secondary study, with fitted carpet underfoot and a window to front.

Heading upstairs, the carpeted landing offers a loft access hatch and built-in storage, with doors leading to the four first floor bedrooms and family bathroom. The family bathroom has been modernised to include a white three piece suite including a low level WC with a hidden cistern, panelled bath with a thermostatically control shower and hand wash basin set on a vanity unit for storage. Herringbone style wood effect flooring can be found under foot with aqua board splashbacks for ease of maintenance. The main double bedroom offers twin uPVC double glazed windows to rear with fitted carpet underfoot, with potential to split the room into two if required. Three further bedrooms all comfortably house double beds and are finished with fitted carpet and uPVC double glazing.

FIND US

Postcode : NR13 5NB

What3Words : ///rise.thudding.saunas

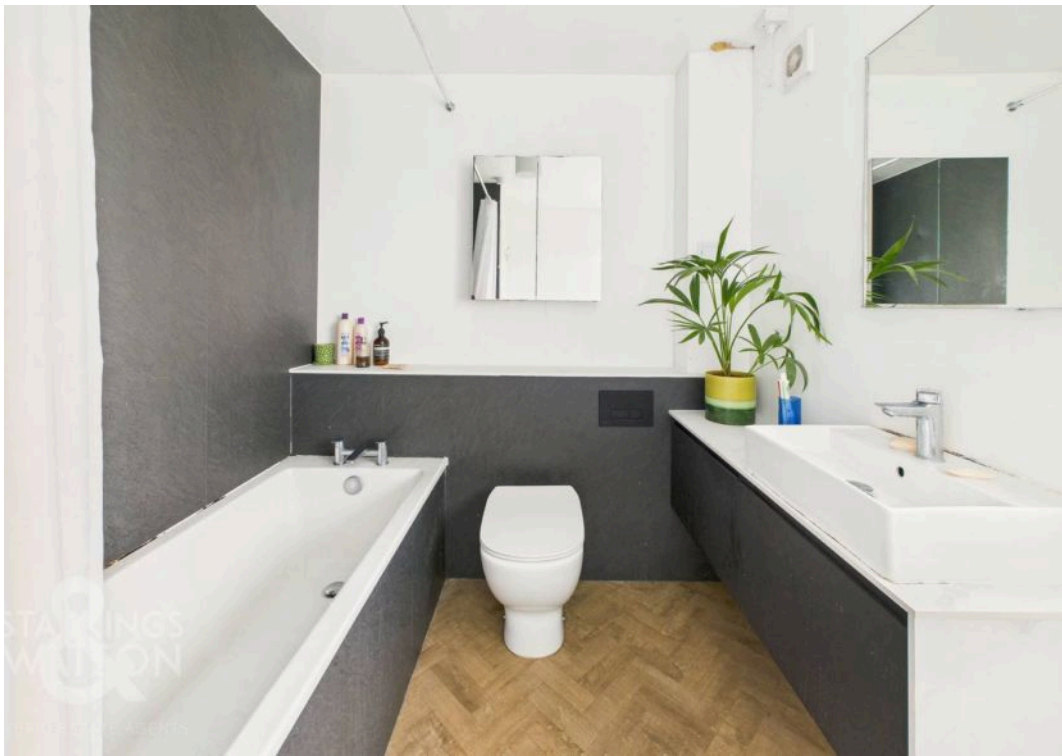
VIRTUAL TOUR

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

AGENTS NOTES

A monthly service charge of £22 exists for the upkeep of the communal grounds.



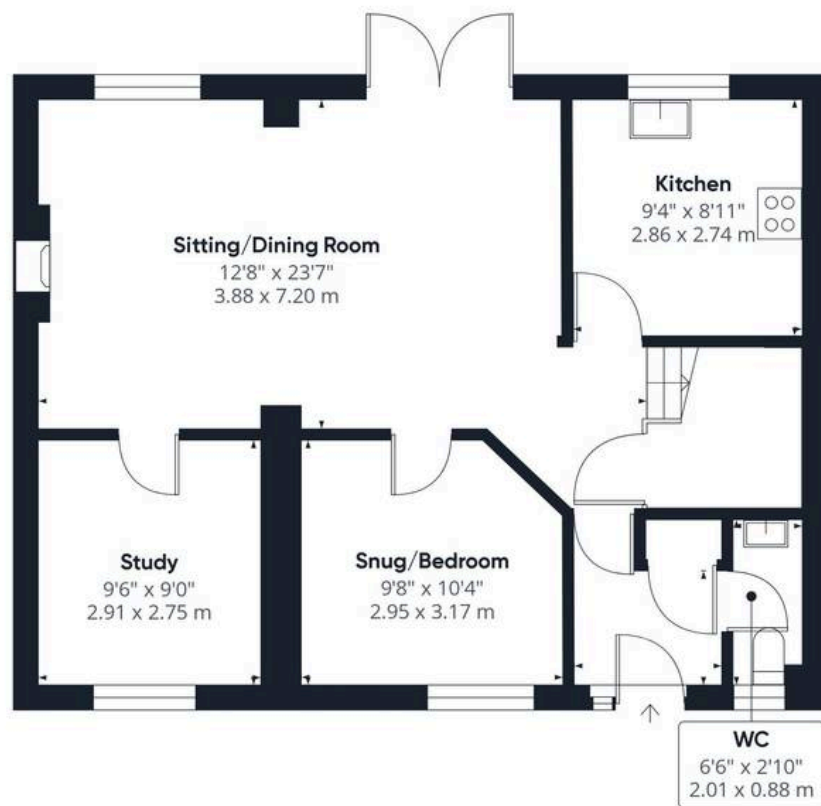




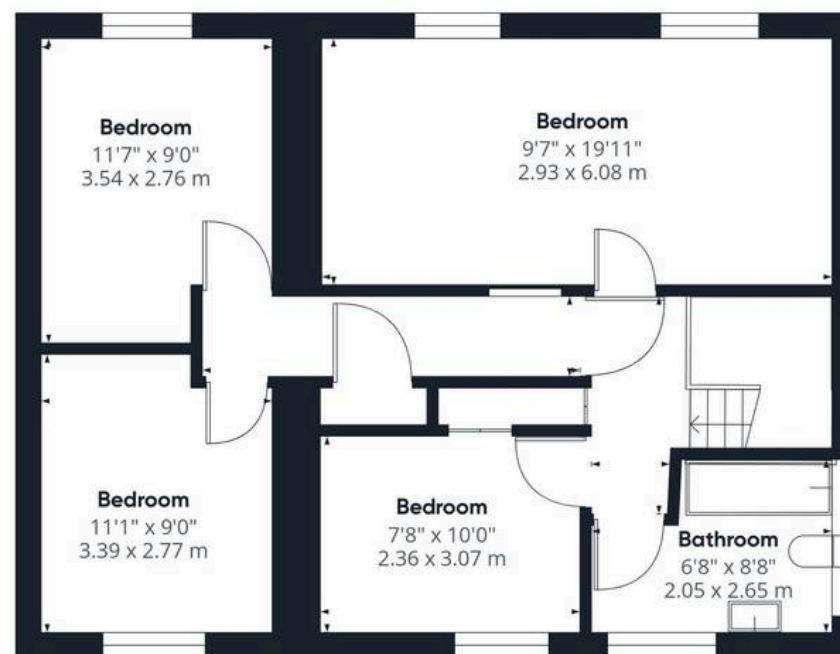
THE GREAT OUTDOORS

The rear garden is enclosed with brick walling and timber panel fencing whilst enjoying a private non-overlooked aspect. Mainly laid to the lawn, a patio area extends from the sitting room French doors, with two timber built storage sheds to one side, and an array of mature planting which could be tamed and further landscaped to a new buyer's requirements. The en bloc garage sits in the residents car park, with an up and over door front.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1263.79 ft²

117.41 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 are based on RICS IPMS 3C standard.

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 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.