



Meadow View, Brundall - NR13 5RR





## Meadow View

Brundall, Norwich

NO CHAIN. This delightful property offers a RARE OPPORTUNITY for a buyer seeking a TUCKED AWAY SETTING within easy reach of local amenities and transport links - via a SHORT CUT THROUGH onto THE STREET. Situated on a mature plot, this DETACHED BUNGALOW boasts THREE BEDROOMS served by a family bathroom, including the main bedroom with an EN SUITE SHOWER ROOM, ideal for modern living. The focal point of the home is the impressive 19' DUAL ASPECT SITTING ROOM, flooded with natural light and offering a welcoming space for relaxation. The fitted KITCHEN provides integral GARAGE ACCESS, enhancing convenience for daily living, with the property ready for immediate occupation. Step outside and immerse yourself in THE GREAT OUTDOORS of this property's private REAR GARDENS. A haven of peace and tranquillity, the garden is fully enclosed and adorned with mature planting, shrubbery, and trees, providing a picturesque backdrop for outdoor living.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Detached Bungalow with a Mature Plot
- Short Walk to Local Shops & Transport
- 19' Dual Aspect Sitting Room
- Fitted Kitchen with Integral Garage Access
- Three Bedrooms
- Family Bathroom & En Suite Shower Room
- Private Rear Gardens

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 private driveway serving only two properties, a lawned front garden can be found with timber panel fencing to one side and gated access to the rear garden. Access leads to the integral garage with a hard standing footpath taking you to the main entrance door.



## THE GRAND TOUR

Once inside, fitted carpet runs underfoot with the hall entrance offering twin built-in storage cupboards and the loft access hatch above. Immediately to your right as you enter is one of the three bedrooms which could also make an ideal study - with a range of built-in storage units and a walk-in bay window to front. Sitting opposite, the fitted kitchen can be found with a vast built-in range of storage cupboards, with tiled splash-backs running around the work surface and integrated cooking appliances including an inset electric ceramic hob and built in eye level electric double oven. Space is provided for a washing machine, with a fridge being built-in. A useful door takes you to the adjacent garage which offers conversion potential. Sitting beyond the kitchen, the formal sitting/dining room can be found with a feature fireplace to one end, window and French doors leading out to the rear garden, finished with fitted carpet underfoot - there is ample space for a dining table and soft furnishings. Serving the three bedrooms is the main family bathroom with a three piece suite including half tiled walls and tiled splashbacks, with a thermostatically controlled shower over the bath. The second bedroom sits to the end of the hall entrance with fitted carpet underfoot and a front facing uPVC double glazed window with the main double bedroom sitting adjacent with rear garden views and a range of built-in wardrobe providing storage. A private en suite leads off with a three piece suite including a walk-in shower cubicle with tiled splash-backs and thermostatically controlled shower.

## FIND US

Postcode : NR13 5RR

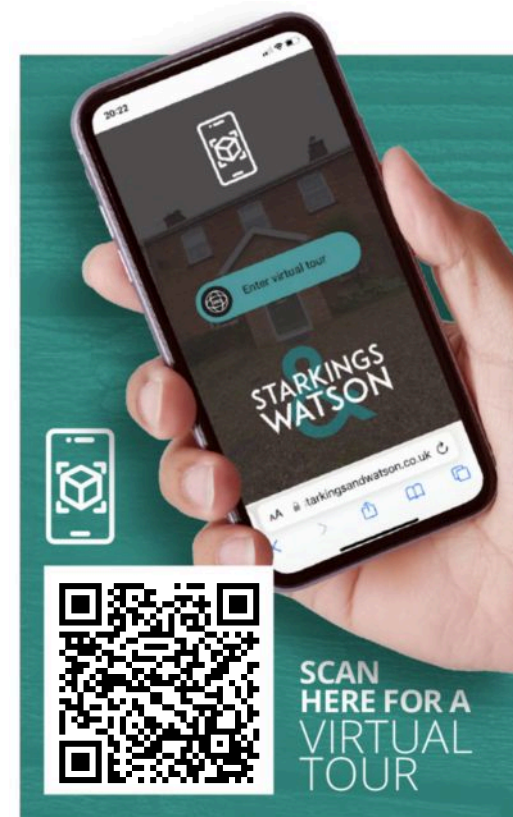
What3Words : ///louder.repeated.motoring

## VIRTUAL TOUR

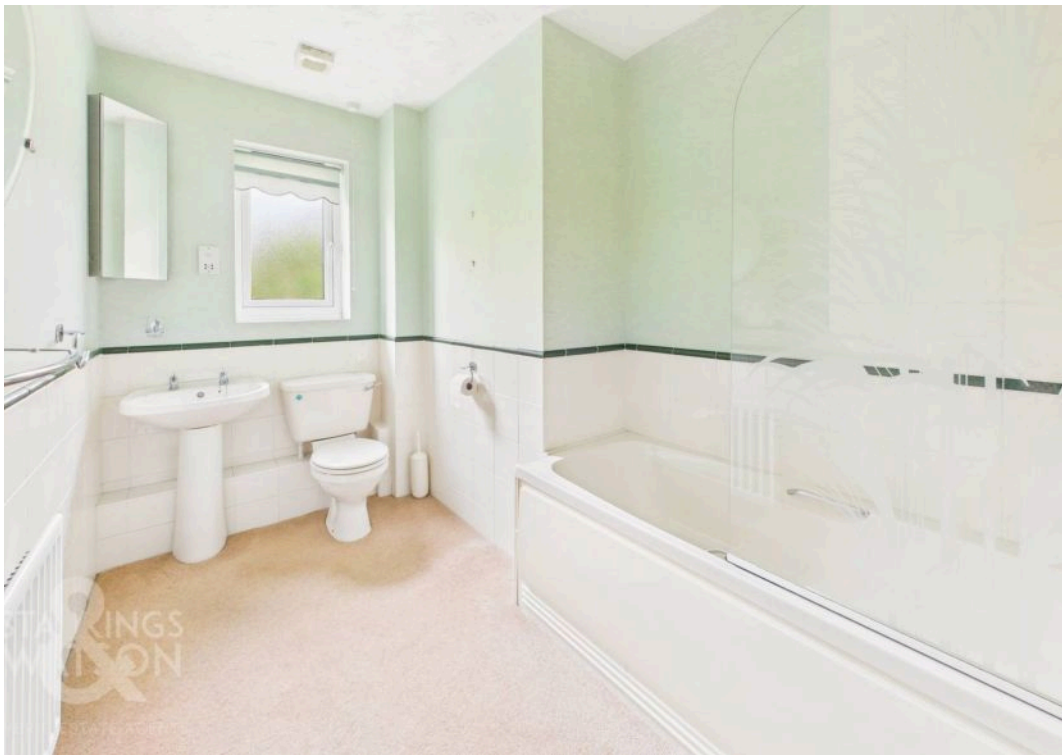
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The adjacent field has been allocated for housing, with development ongoing.







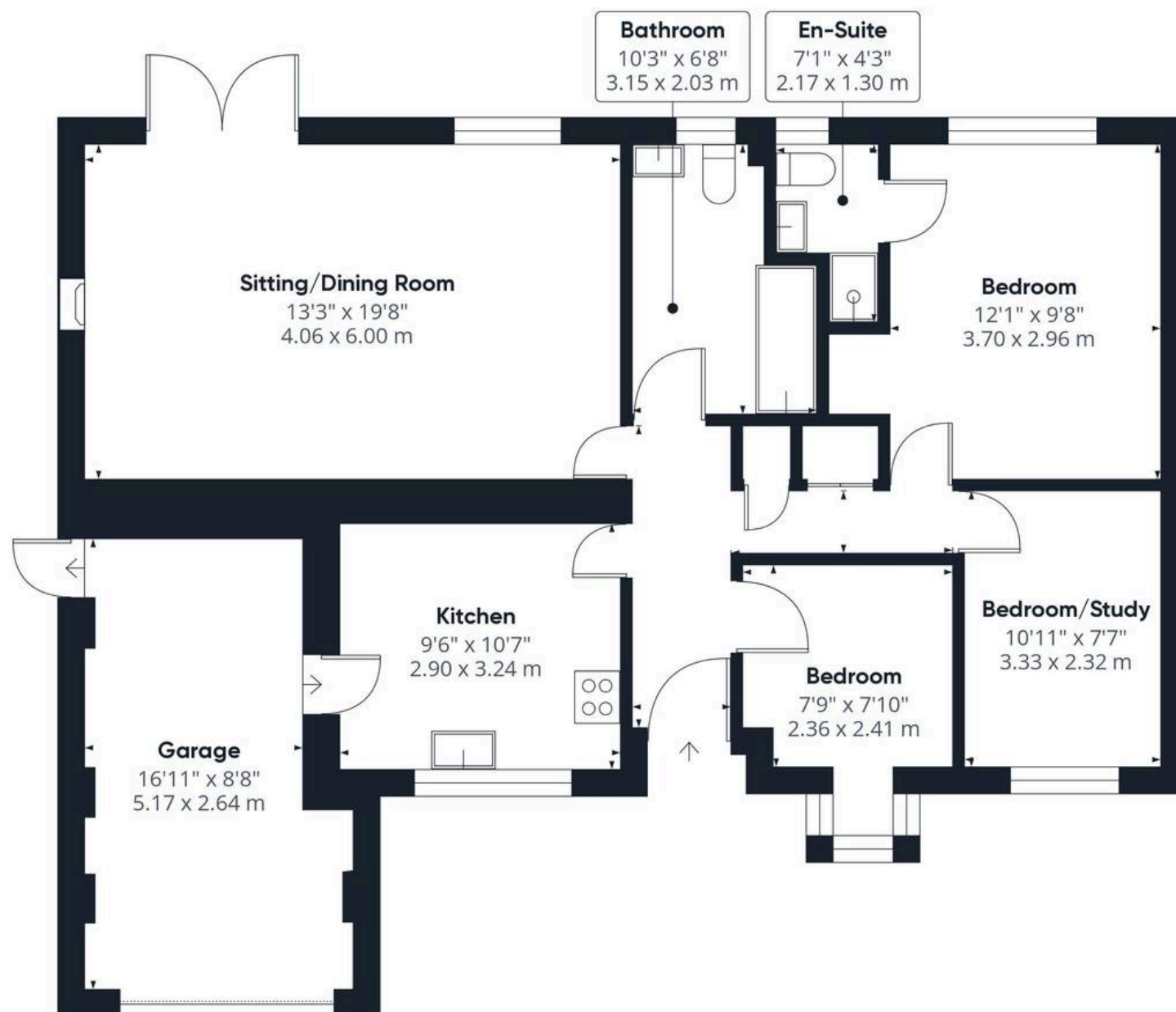




## THE GREAT OUTDOORS

Fully enclosed and well stocked with a range of mature planting, shrubbery and trees to the borders, the rear garden offers a high degree of privacy. The garden is laid to lawn with a sweeping patio extending from the sitting room French doors, with outside lighting and water supply installed. Gated access leads to the front of the property, whilst a timber built summer house offers storage and potential to one corner. The integral garage is accessed via an internal door and an electric roller door to front, with a wall mounted gas fired central heating boiler, side access door, power and lighting.





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

958.54 ft<sup>2</sup>

89.05 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 are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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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.