



St. Laurence Avenue, Brundall - NR13 5QH



St. Laurence Avenue

Brundall, Norwich

NO CHAIN. This UPDATED, MODERNISED and EXTENDED CHALET BUNGALOW presents a wonderful opportunity for those seeking a SPACIOUS and VERSATILE living space. Boasting over 1360 Sq. ft (stms) of accommodation, this property features a PORCH ENTRANCE, generous 23' OPEN PLAN SITTING/DINING ROOM creating an inviting space for entertaining or relaxation, with the FITTED KITCHEN beyond. The 23' FAMILY ROOM offers SERENE GARDEN VIEWS, providing a peaceful retreat within the home. Additionally, a versatile STUDY/BEDROOM with patio doors leads off, along with TWO GROUND FLOOR BEDROOMS and the family BATHROOM to cater to various lifestyle needs. Ascend to the first floor to find the LUXURIOUS 24' EN SUITE DOUBLE BEDROOM, flooded with natural light, providing a private oasis for a new buyer, equally as a further RECEPTION SPACE. The SOUTH FACING GARDENS wrap around the property, where tranquillity awaits. Fully enclosed and laid to lawn, the gardens feature timber panelled fencing and mature hedging along the borders, offering PRIVACY and a sense of SECLUSION.

The addition of a GARAGE offers storage, tucked behind the GATED ENTRANCE. SOLAR PANELS offer an income in the region of £2000 PA, with a solar iBoost for hot water generation, and various air conditioning units installed alongside the gas fired CENTRAL HEATING system.

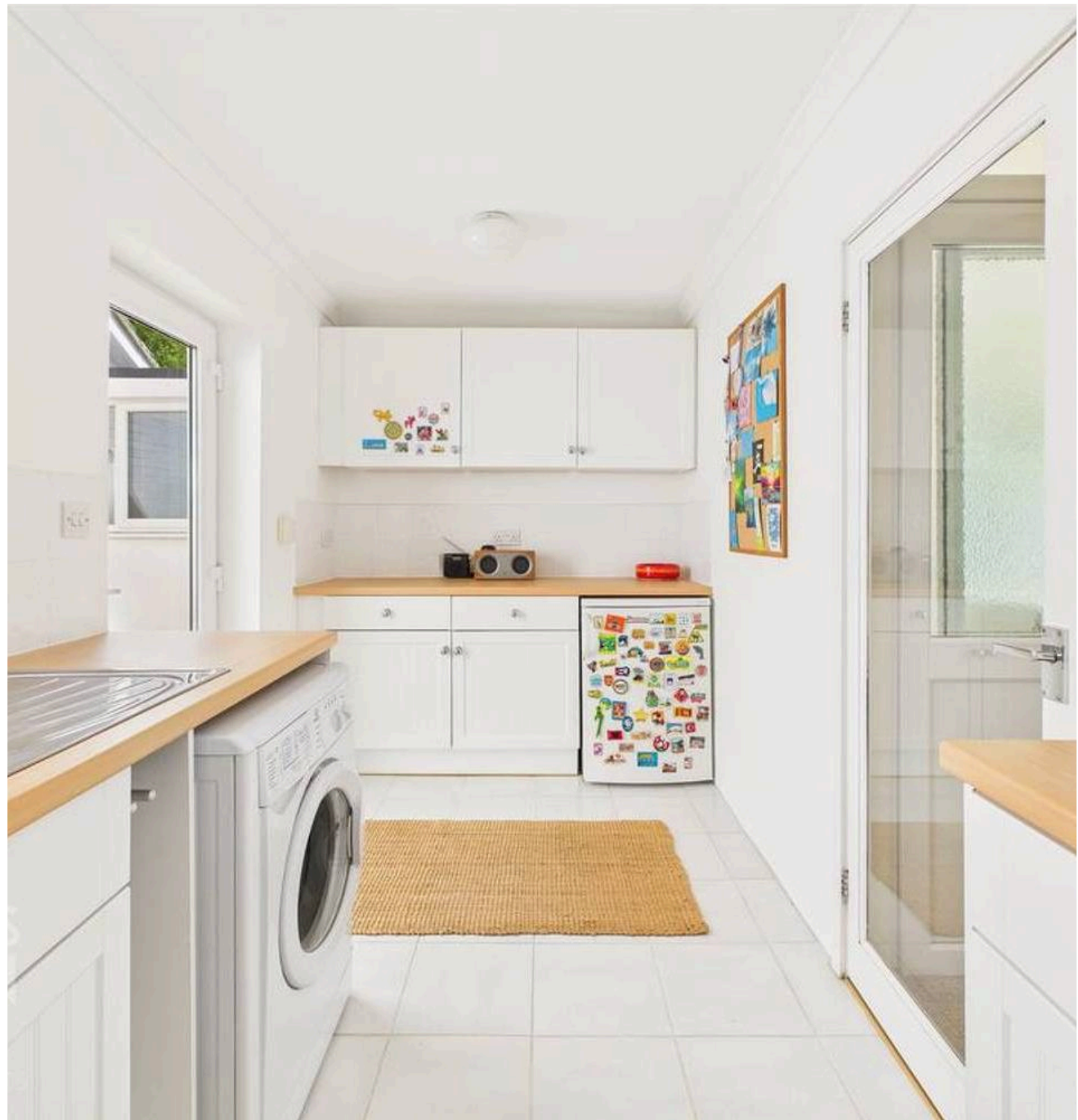
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Updated, Modernised & Extended Chalet Bungalow
- Over 1360 Sq. ft (stms) of Accommodation
- 23' Open Plan Sitting/Dining Room
- 23' Family Room with Garden Views
- Versatile Study/Bedroom
- Two Ground Floor Bedrooms
- 24' First Floor En Suite Bedroom
- South facing and secluded

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 down the end of a quiet cul-de-sac and approached via twin high level gates, a well maintained resin stonebond driveway opens up to provide off road parking with access to the garage beyond. Running adjacent to the lawned front gardens which offer a south facing aspect, along with privacy and seclusion. A wide variety of mature planting and shrubbery can be found with a footpath taking you to the main entrance porch and gated side access. A covered seating area leads out from the sitting room patio doors which also provides screening to keep the main inside accommodation cool during the summer months.

THE GRAND TOUR

Heading inside, the porch entrance is finished with tiled flooring with a door taking you to the sitting/dining room beyond with full height sliding patio doors and windows to front offering excellent natural light. Fitted carpet runs through the space with a door to the rear hallway and adjacent to the kitchen. The kitchen includes a built-in range of wall and base level units with integrated cooking appliances, fitted water softener under the sink, an inset electric hob and built-in electric oven with space for a fridge and washing machine. A door takes you to the side access whilst tiled flooring runs underfoot. The rear hallway offers two built-in storage cupboards, with doors leading into two ground floor bedrooms - both including built-in wardrobes, rear facing views and fitted carpet underfoot. The family bathroom offers a white three piece suite including a thermostatically controlled shower over the bath, with a glazed shower screen, tiled walls and heated towel rail. The living space continues with the adjacent family room which includes stairs to the first floor landing and a useful storage recess adjacent, with air conditioning built-in and fitted carpet running underfoot. Sliding patio doors lead to the rear garden, with a further set of sliding patio doors opening up to a secondary reception space - ideal as a study or bedroom.

To the upstairs, an open plan double bedroom can be found with six velux windows offering excellent natural light along with a wide variety of built-in eaves storage cupboards. This light and bright versatile room either offers reception or bedroom accommodation, with an en suite shower room leading off and airing cupboard. The white three piece suite includes a heated towel rail, tiled splash backs and a thermostatically controlled shower within the shower cubicle.

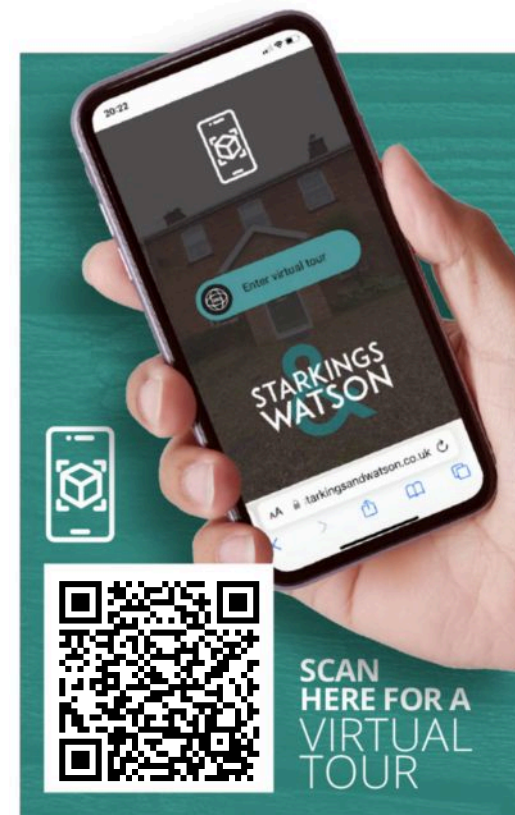
FIND US

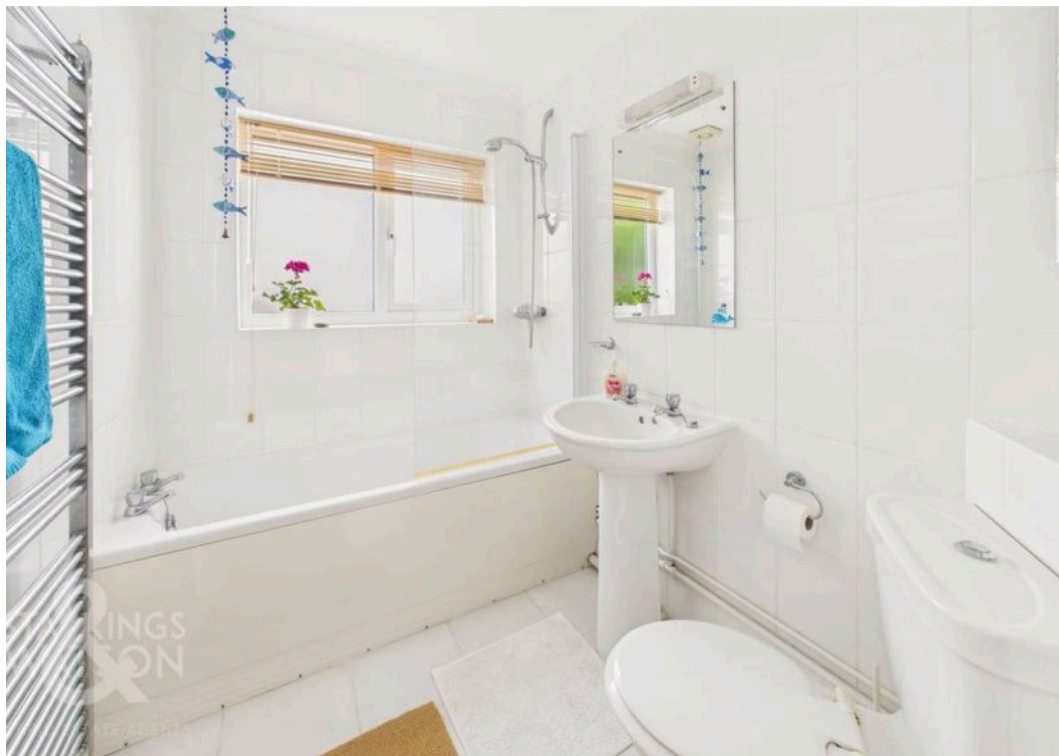
Postcode : NR13 5QH

What3Words : ///spoiled.masterful.upset

VIRTUAL TOUR

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







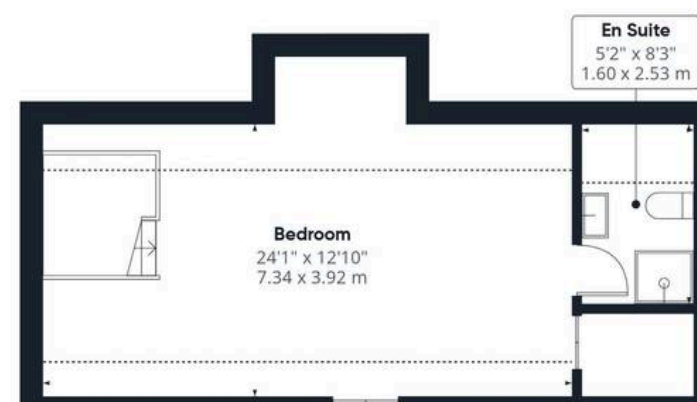
THE GREAT OUTDOORS

The rear gardens are fully enclosed and laid to lawn with timber panelled fencing and mature hedging to the borders. A patio area sits to one side, with raised beds running along the side access, ideal for vegetable plots, whilst the path and gate takes you to the front gardens. The garage offers an up and over door to front, door to rear, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1367 ft²
126.9 m²

Reduced headroom

125 ft²
11.6 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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