



St. Laurence Avenue, Brundall - NR13 5QN



St. Laurence Avenue

Brundall, Norwich

This DETACHED BUNGALOW has undergone EXTENSIVE RENOVATIONS and UPGRADES including RE-ROOFING, some NEW WINDOWS and a NEW gas fired CENTRAL HEATING BOILER. Internal modifications include a RE-FITTED FAMILY BATHROOM and KITCHEN - ensuring the property is turn-key for a new buyer to add their own DECORATION and FINISHES. The accommodation includes a PORCH ENTRANCE, 17' sitting room, open plan RE-FITTED KITCHEN with integrated COOKING APPLIANCES and wood work surfaces, TWO DOUBLE BEDROOMS and a re-fitted FAMILY BATHROOM including a DOUBLE SHOWER cubicle and heated towel rail. To the rear, lawned gardens are enclosed with low level timber panelled fencing, with gated access to the GARAGE.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modernised Detached Bungalow
- Recently Re-Roofed, with New Windows & Boiler
- Porch Entrance
- Sitting/Dining Room
- Re-fitted Kitchen
- Two Spacious Double Bedrooms
- Re-fitted Family Bathroom with Shower
- Private Gardens & Garage

The Broadland Village of Brundall is located East of the Cathedral City of Norwich, having excellent transport links via Road and Rail. The Village itself has an abundance of amenities including Village Shops, Post Office, Primary School, Doctors' Surgery and Public Houses. Brundall is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

SETTING THE SCENE

Tucked at the end of a cul-de-sac with a no through road, the property offers a lawned garden with shingled driveway and colourfully planted borders. Access leads to the garage, with a pathway to the front door.



THE GRAND TOUR

Heading inside, the uPVC double glazed entrance door opens to the front entrance porch, providing storage for coats and shoes, with a further door to the sitting/dining room. With a full height window to front providing excellent natural light, there is ample space for soft furnishings and a dining table. The kitchen is open plan, with a contemporary white range of wall and base level units, with wood work surfaces, inset electric ceramic hob and built-in electric oven. Space is provided for white goods, with a uPVC double glazed window facing to front. The inner hall leads to two double bedrooms, one of which includes French doors to rear, and to the family bathroom - a re-fitted three piece suite with storage under the sink, tiled splash backs, double shower cubicle and heated towel rail.

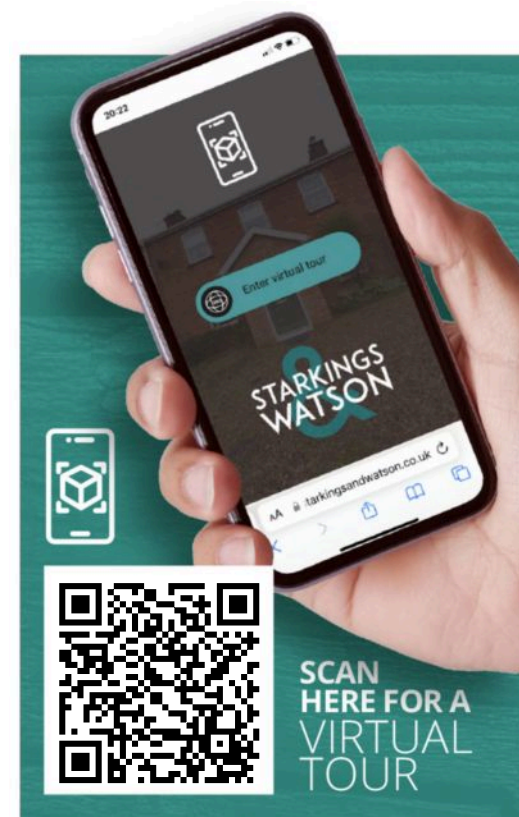
FIND US

Postcode : NR13 5QN

What3Words : ///possible.accented.fruit

VIRTUAL TOUR

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



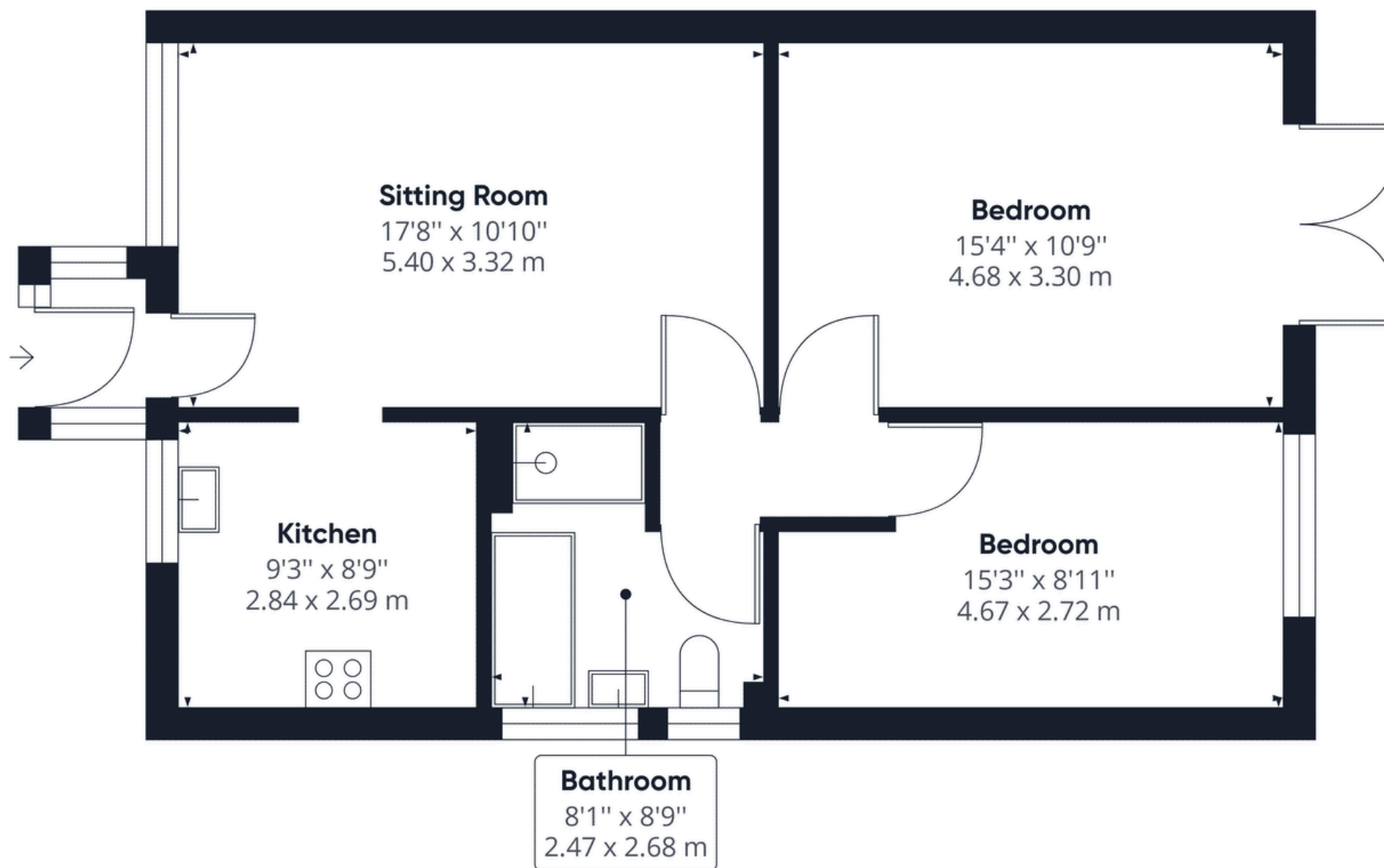




THE GREAT OUTDOORS

The rear garden is laid to lawn with enclosed timber fenced boundaries and planted borders. A shingled area with patio is perfect for enjoying the bright and sunny aspect, whilst gated access leads to the front garden.





Approximate total area⁽¹⁾

669.53 ft²

62.20 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.

GIRAFFE360



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