



St. Laurence Avenue, Brundall - NR13 5QN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Laurence Avenue

Brundall, Norwich

NO CHAIN. This DETACHED BUNGALOW occupies a popular location, CLOSE TO LOCAL SHOPS and TRANSPORT LINKS - enticing potential buyers with its promise of comfortable living. The accommodation includes the 15' SITTING/DINING ROOM with front facing PATIO DOORS and additional welcoming SNUG area- provides the perfect space for relaxation or entertaining guests. The FITTED KITCHEN is complemented by a convenient storage cupboard, offering ample space for culinary endeavours. THREE generously sized BEDROOMS lead from the inner hall, ensuring plenty of accommodation for a family or guests, along with the WET ROOM style shower room which adds a touch of LUXURY given it's proportions and MODERNISED FINISH. The real standout feature of this bungalow is the ENCLOSED and well-stocked GARDENS, creating a private oasis for residents to enjoy. The fully enclosed garden is a haven of peace, surrounded by timber panelled fencing and mature hedging. Completing the property is a GARAGE with an up and over door, offering secure storage or parking for a vehicle.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow in Popular Location
- Walking Distance to Shops & Transport Links
- 15' Sitting/Dining Room with Snug Area
- Fitted Kitchen with Storage Cupboard
- Three Bedrooms
- Wet Room Style Shower Room
- Enclosed & Well Stocked 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

Approached via a lawned front garden with mature planting and adjacent driveway, off road parking is provided, with access leading to the garage and main entrance door.



THE GRAND TOUR

Heading inside you step into the kitchen, with an array of built-in storage, with tiled splash-backs running around the work surface and space provided for an electric cooker with extractor fan above. Room is provided for general white goods including an electric cooker, fridge freezer, along with a useful built-in cupboard found to one side, with fitted carpet underfoot and a door taking you to the main living space. The L-shaped sitting/dining room offers a snug style seating area to one corner and sliding patio doors to the front garden, with fitted carpet running underfoot. There is ample space for soft furnishings and a dining table, whilst the inner hallway provides access to the three bedrooms - with the largest bedroom enjoying fitted carpet underfoot and a rear facing window overlooking the garden. The second and third bedrooms are similarly sized with fitted carpet and uPVC double glazing. Completing the property is the wet room style shower room with tiled splash-backs and non slip vinyl flooring with an electric shower and useful built-in storage under the hand wash basin.

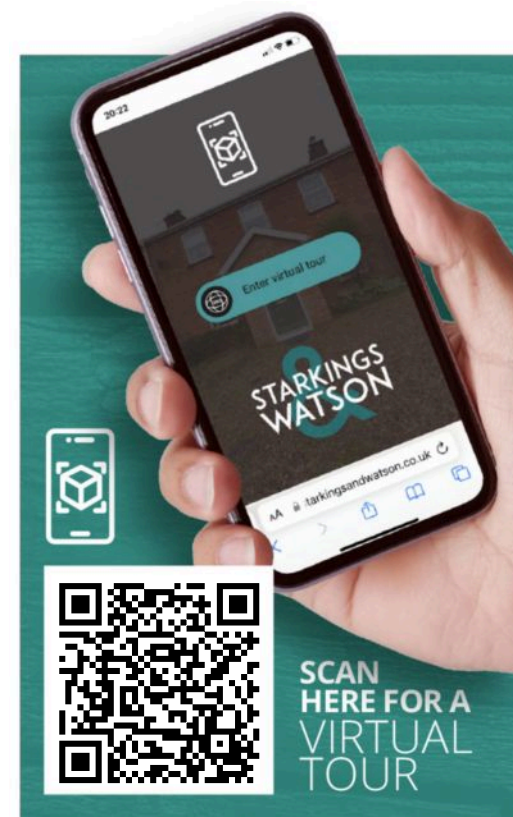
FIND US

Postcode : NR13 5QN

What3Words : ///instincts.sped.discrepancy

VIRTUAL TOUR

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



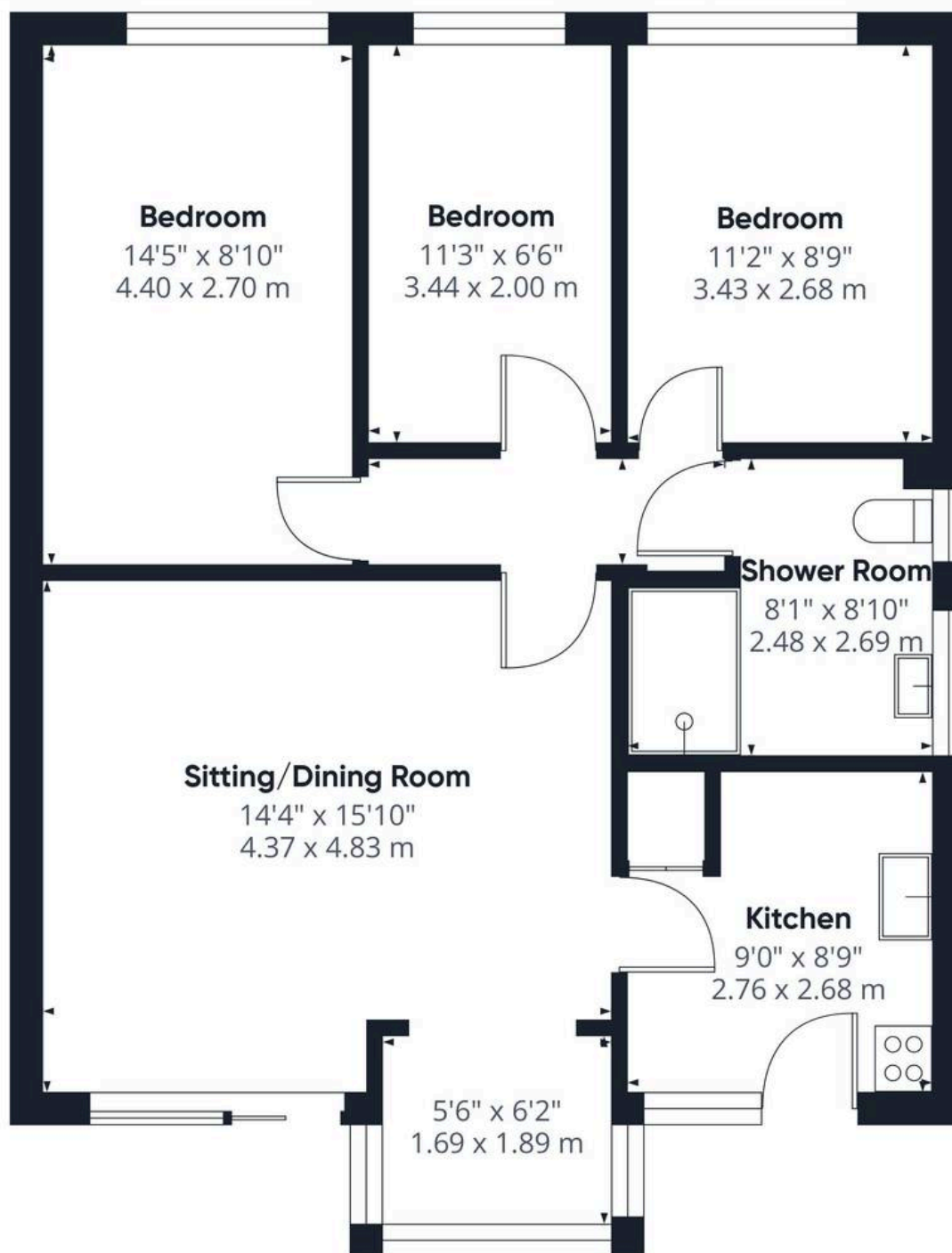




THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing and mature hedging, whilst being laid to lawn and enjoying planted borders to all sides. A patio area runs across the width of the property with a gated access to the side. The garage offers an up and over door to front.





Approximate total area⁽¹⁾

716 ft²

66.7 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 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.