



St. Laurence Avenue, Brundall - NR13 5QN





## St. Laurence Avenue

Brundall, Norwich

NO CHAIN. This well presented semi-detached BUNGALOW is situated in a sought-after location, located within walking distance to a range of amenities such as SHOPS, BUSES and the village TRAIN STATION. Offering both convenience and comfort, the interior comprises a porch entrance, cosy 15' SITTING ROOM, a MODERNISED KITCHEN complete with a 2022 installed gas fired CENTRAL HEATING BOILER. The inner hall leads to THREE well-proportioned BEDROOMS, and a convenient W.C & SHOWER ROOM. Additionally, the LOW MAINTENANCE GARDENS provide the ideal space for outdoor relaxation, complete with a GARAGE for secure off-road parking.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Bungalow
- Walking Distance to Shops, Buses & Train Station
- 15' Sitting Room & Porch Entrance
- Modernised Kitchen with 2022 Installed Gas Central Heating Boiler
- Three Bedrooms
- W.C & Shower Room
- Low Maintenance Gardens & 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

Approached via a lawned front garden with an adjacent hard standing driveway providing off road parking, access leads to the main property and single garage. A patio seating area can be found to the front, with a gated access leading to the rear garden.

#### THE GRAND TOUR

Heading inside the porch entrance is finished with fitted carpet, creating the ideal meet and greet space, with a window and door taking you to the main living space. Centred on a feature fireplace with fitted carpet underfoot, a uPVC double glazed window faces to front enjoying a south facing aspect. A door leads to the inner hallway and to the adjacent kitchen. The kitchen offers a modernised range of wall and base level units, with space for an electric cooker including tiles splash-backs and an extractor fan above.



Wood effect flooring can be found underfoot with space provided for general white goods including a fridge freezer and washing machine. The front facing uPVC window offers excellent natural light, sitting alongside the replacement gas fired central heating boiler.

Heading into the inner hallway, fitted carpet runs underfoot with a loft access hatch above, and doors leading to the three bedrooms and shower room accommodation. The main bedroom is a double in size with fitted carpet underfoot and rear facing uPVC double glazed window. The second bedroom also enjoys garden views, with the smallest of the bedrooms including fitted carpet and a door taking you to the rear garden. A separate W.C leads from the inner hallway with tiled walls. The shower room sits adjacent, offering potential to convert the two rooms into one larger space. The shower room itself offers a useful airing cupboard and two piece suite with a hand wash basin including storage below and a corner shower cubicle with an electric shower.

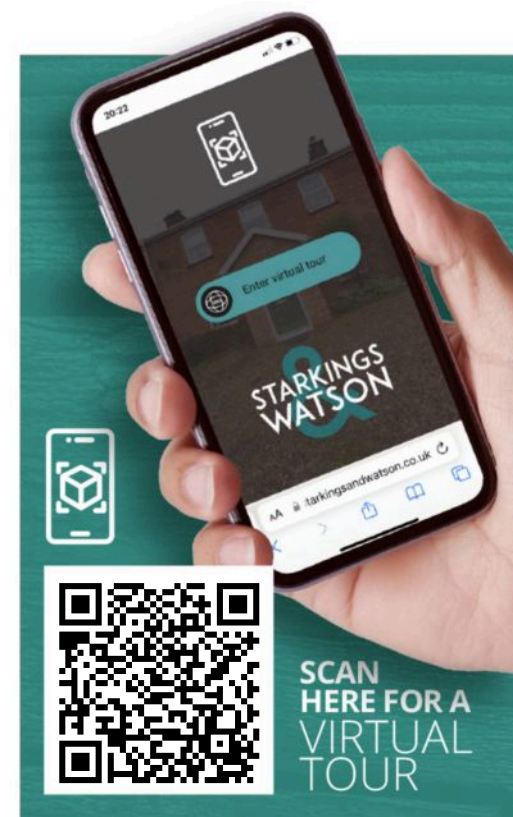
#### FIND US

Postcode : NR13 5QN

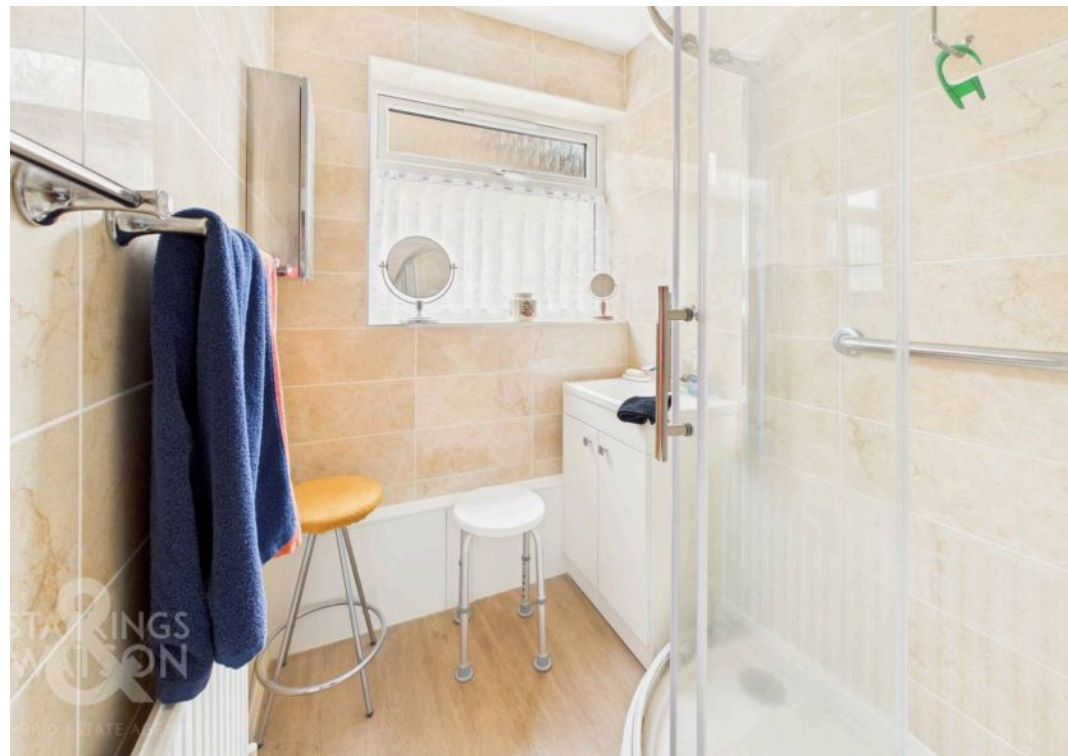
What3Words : ///draining.numeral.voter

#### VIRTUAL TOUR

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







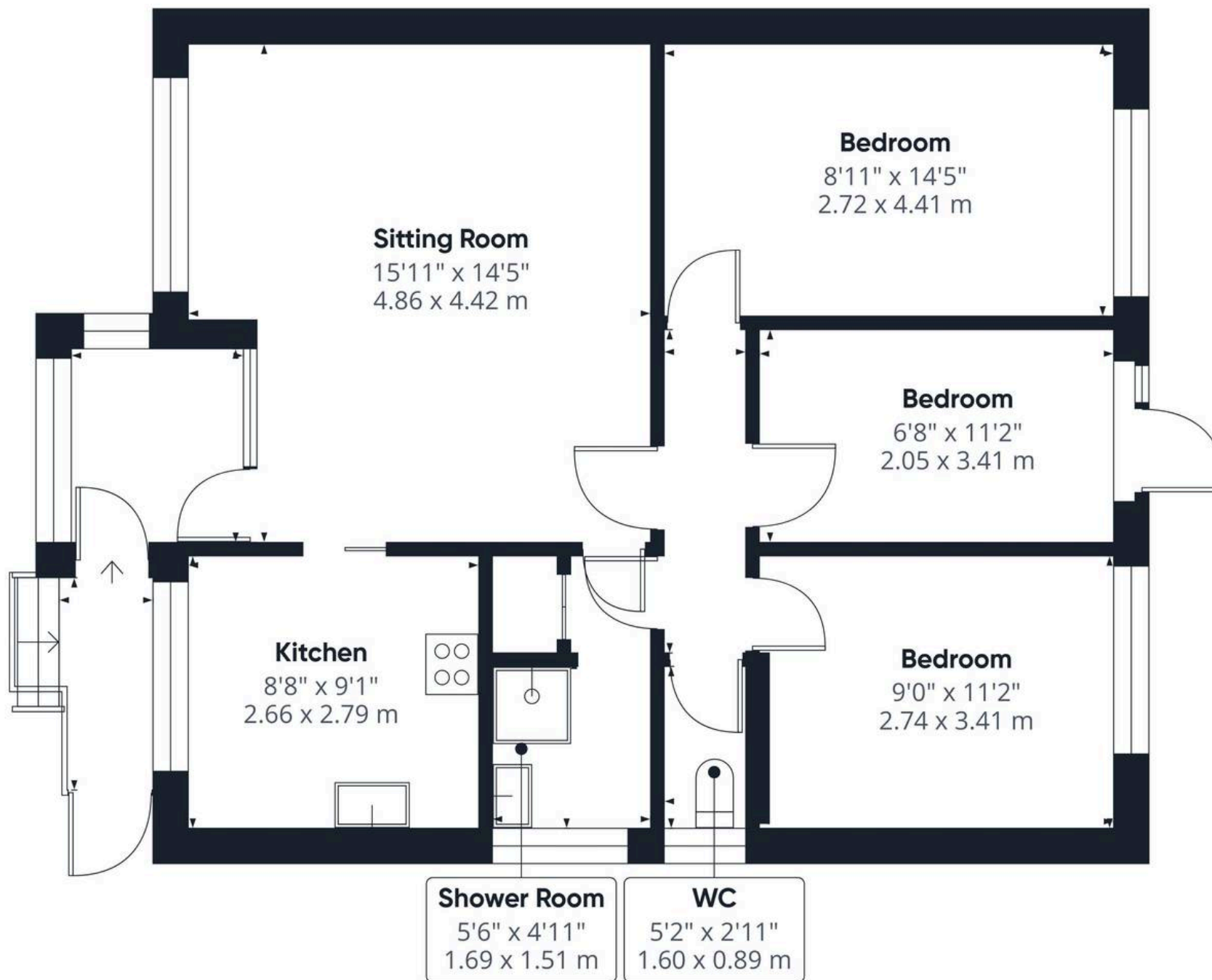




## THE GREAT OUTDOORS

The rear garden offers a low maintenance shingled expanse with a patio area sweeping across the rear of the bungalow. Enclosed with timber panel fencing, the garden includes a timber shed and decking to one side, but now requiring remedial work/ A pathway leads to the gated access to front, along with access into the garage via the rear door, which also offers an electric roller door to front, window to side, power and lighting.





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

724 ft<sup>2</sup>

67.2 m<sup>2</sup>

**Balconies and terraces**

29 ft<sup>2</sup>

2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 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.