



Springdale Crescent, Brundall - NR13 5RA



Springdale Crescent

Brundall, Norwich

Boasting a PRIME LOCATION within EASY REACH of the A47, local bus routes and BRUNDALL GARDENS TRAIN STATION - the village school and shops are close by. This spacious home presents a fantastic opportunity for comfortable and convenient living. The property features a PRIVATE WEST FACING GARDEN, perfect for outdoor relaxation and entertaining. Front TANDEM DRIVEWAY PARKING provides ample space for multiple vehicles, with further scope to use the front lawned expanse, offering practicality and ease for residents and visitors alike. Step inside to discover the INVITING 21' DUAL ASPECT SITTING/DINING ROOM, ideal for hosting gatherings or enjoying quiet evenings. The ground floor encompasses the FITTED KITCHEN, versatile BEDROOM/STUDY, WC and bathroom - complete with a SHOWER. Ascend to the first floor to find TWO DOUBLE BEDROOMS with BUILT-IN WARDROBE SPACE and eaves storage, offering comfort and functionality in equal measure. Additional highlights include separate BRICK and TIMBER BUILT SHEDS, adding extra storage and utility to the property. A 2022 installed gas fired CENTRAL HEATING BOILER ensures year-round comfort and efficiency.

Council Tax band: B

Tenure: Freehold



- Spacious Home close to Local Transport Links
- Private West Facing Garden
- Front Tandem Driveway Parking
- 21' Dual Aspect Sitting/Dining Room
- Ground Floor Bedroom/Study & Bathroom
- Two First Floor Double Bedrooms with Eaves Storage
- Separate Brick & Timber Built Sheds
- 2022 Installed Gas Fired Central Heating Boiler

The property is situated within 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 Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is located on the fringe of the village, close to the A47, but within a short walk of the local Co-op food store.

SETTING THE SCENE

Set back from the road and approached via a large lawn frontage, an adjacent shingle driveway offers tandem parking for several vehicles with a paved footpath leading to main entrance door and gated rear garden.

THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet with stairs rising into the first floor landing and doors leading to the ground floor living and kitchen accommodation. To your left hand side, the formal sitting room can be found with dual aspect views to front and rear, centred on a feature fireplace, with ample space for soft furnishings and a dining table sitting on fitted carpet. On the opposite side of the



entrance hall, a ground floor bedroom or study can be found with a front facing window and fitted carpet, along with a useful built-in wardrobe. The ground floor WC sits adjacent with a modernised suite including tiled flooring and a side facing window. The ground floor bathroom offers a modernised feel with useful storage under the hand wash basin, shaped panelled bath including a thermostatically controlled shower and glazed shower screen, along with the heated towel rail. Completing the ground floor, the kitchen sits to the rear with garden access, and a range of built-in storage units and space for general white goods including an electric cooker, fridge freezer and washing machine. Tiled splash-backs run around the work surface with wood effect flooring underfoot and a useful built-in storage cupboard under the stairs.

Heading upstairs, the carpeted landing includes useful eaves storage access with doors leading to the two double bedrooms. The main bedroom includes stripped wood flooring and a built-in double wardrobe, with a second double bedroom being finished in a similar style with a side facing window.

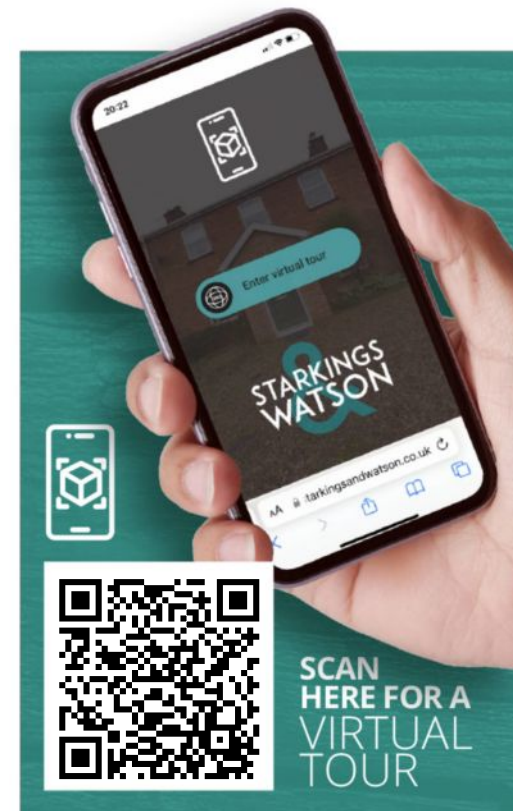
FIND US

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VIRTUAL TOUR

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



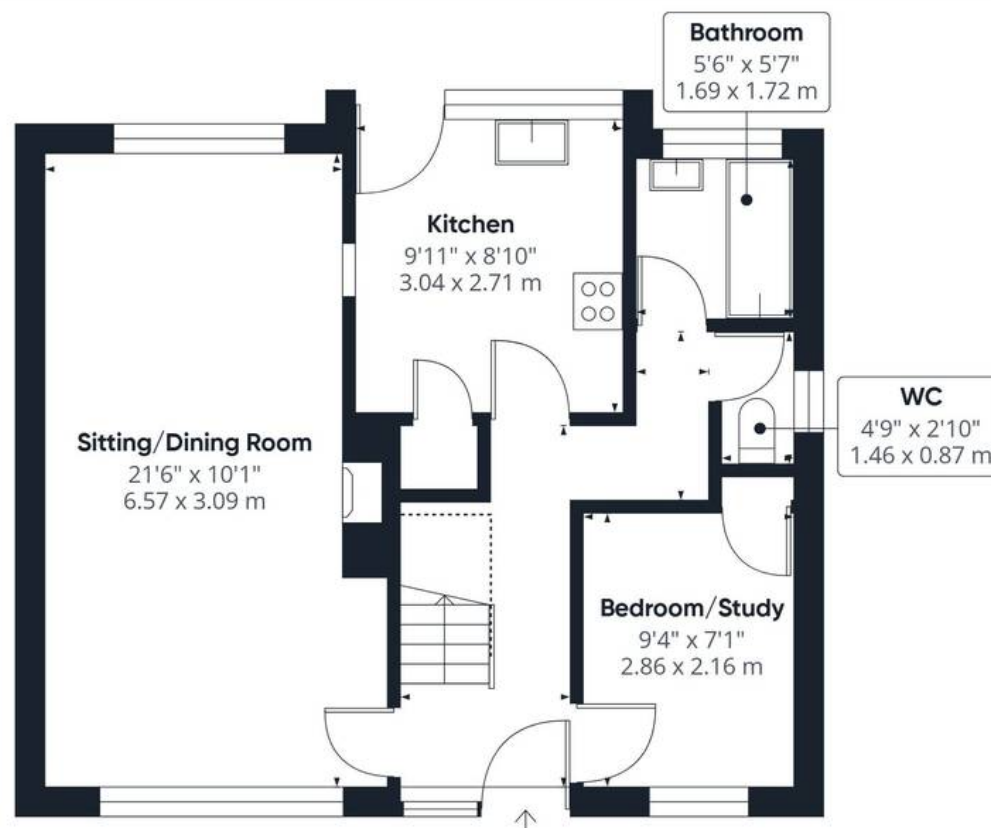




THE GREAT OUTDOORS

The rear garden is fully enclosed with a mixture of timber panel fencing and mature hedging, with a wide array of mature planting and shrubbery to the borders. Mainly laid to lawn, a pathway leads from the rear entrance door to a raised decked seating area - offering a private and secluded setting to enjoy the west facing sun, with a useful brick built shed and adjacent timber shed, with an outside water supply and gated access to the front driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

792 ft²

73.6 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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