



Holmesdale Road, Brundall - NR13 5LX





## Holmesdale Road

Brundall, Norwich

Boasting over 1270 Sq. ft (stms), this UPDATED and MODERNISED detached CHALET style HOME enjoys a LARGE PLOT with a SOUTH FACING GARDEN extending to some 75ft (stms). DRESSED to IMPRESS, the IMMACULATE INTERIOR showcases the PERFECT BLEND of STYLE and FAMILY LIVING. From its SMART K-RENDERED and CLAD EXTERIOR, to the RAISED PATIO AREA and OUTDOOR KITCHEN - the property is presented perfectly to just move in! The accommodation comprises an open plan hall entrance, with TWO GROUND FLOOR BEDROOMS - one being used as a room of requirement at present, including laundry appliances and a STUDY SPACE. The 26' OPEN PLAN LIVING SPACE includes BI-FOLDING DOORS to the garden, taking in the south facing view, whilst the KITCHEN offers a CONTRAST of COLOURS and a CENTRAL ISLAND. The HIGH SPECIFICATION KITCHEN includes COPPER HIGHLIGHTS and a stunning MİRRORED SPLASH BACK which bounces natural light around the space. Completing the ground floor is the BESPOKE SHOWER ROOM with a RAINFALL SHOWER. TWO FURTHER DOUBLE BEDROOMS can be found upstairs, with the main FAMILY BATHROOM.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Detached Chalet Style Home
- Updated & Modernised Interior
- Open Plan Living
- Kitchen with Central Island & Appliances
- Four Bedrooms
- Shower Room & Family Bathroom
- South Facing Gardens
- Ample Parking to Front & Side

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

With a low level brick wall enclosing the front driveway, off road parking is provided for several vehicles to the side and front, with an attractive rendered and clad finish to the front facade.

#### THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring with a smooth ceiling above, opening to the main open plan kitchen and living space. To your right hand side, a ground floor bedroom or reception room can be found with fitted carpet and front facing uPVC double glazed window. Sitting adjacent, a further bedroom is currently used as a mixture of dressing room and study space with feature wood panelling and a front facing window, creating the ideal extensions to



the living space, whilst also providing space for laundry appliances. The main living space is centred on the rear facing bi-folding doors which offer attractive views down the south facing garden. The room is finished with wood effect flooring underfoot, ample space for soft furnishings and a wall mounted television. With stairs rising to the first floor, the kitchen creates a focal point to the room with its contrasting colours and copper insets, with a large central island and breakfast bar creating the perfect meet, greet and entertaining space. Integrated cooking appliances include an inset electric ceramic hob, built-in electric oven and microwave combination with a further fridge freezer and dishwasher integral. A feature mirrored splash-back sits to the rear of the inset sink with a mixer spray tap, and further door taking you to the rear garden. Concealed behind a sliding door, a ground floor shower room is finished with an impeccable bespoke style, including aqua panel splash-backs to the shower cubicle which includes a rainfall shower, and useful storage under the hand wash basin, with a wall mounted gas fired central heating boiler tucked away to one side.

Heading upstairs the carpeted landing leads to the main double bedroom, with twin velux windows flooding the room with natural light. Finished with feature wood panelling to the main wall, fitted carpet runs underfoot whilst the second bedroom offers built-in eaves storage and fitted carpet underfoot. The family bathroom completes the property with a white three piece suite including a panelled bath with tiled splash-backs and tiled effect flooring underfoot.

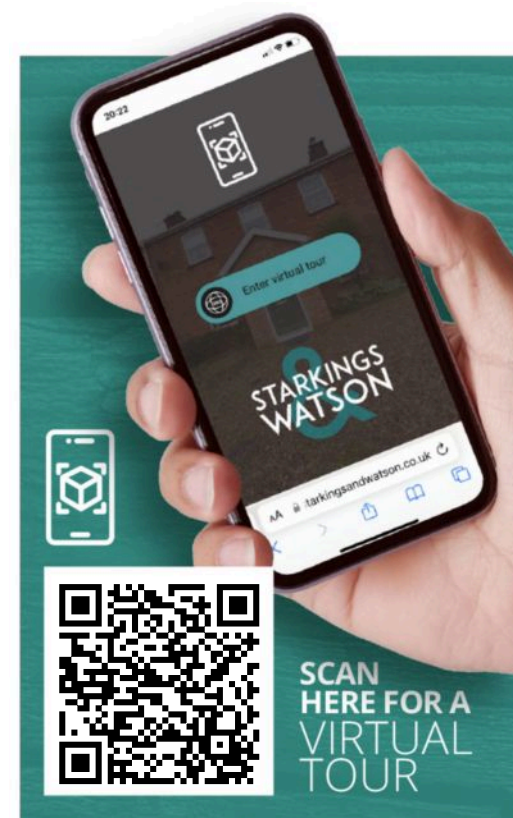
#### FIND US

Postcode : NR13 5LX

What3Words : ///[soccer.cope.community](https://www.soccer.cope.community)

#### VIRTUAL TOUR

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





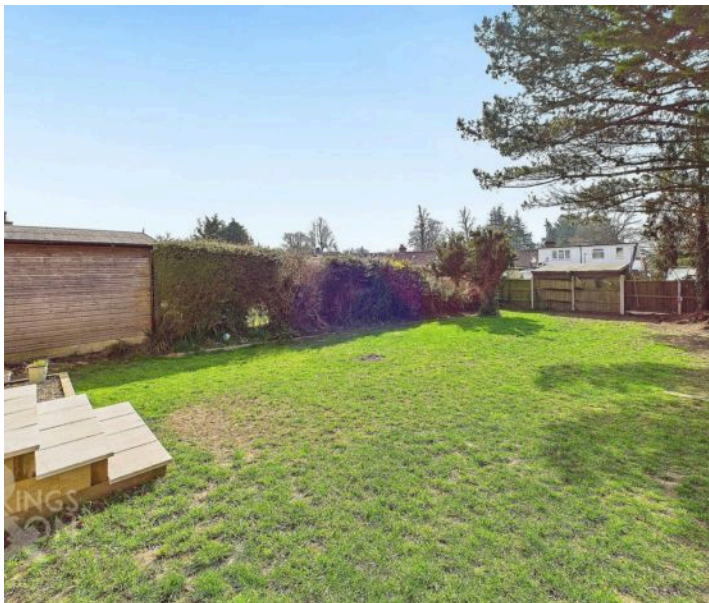






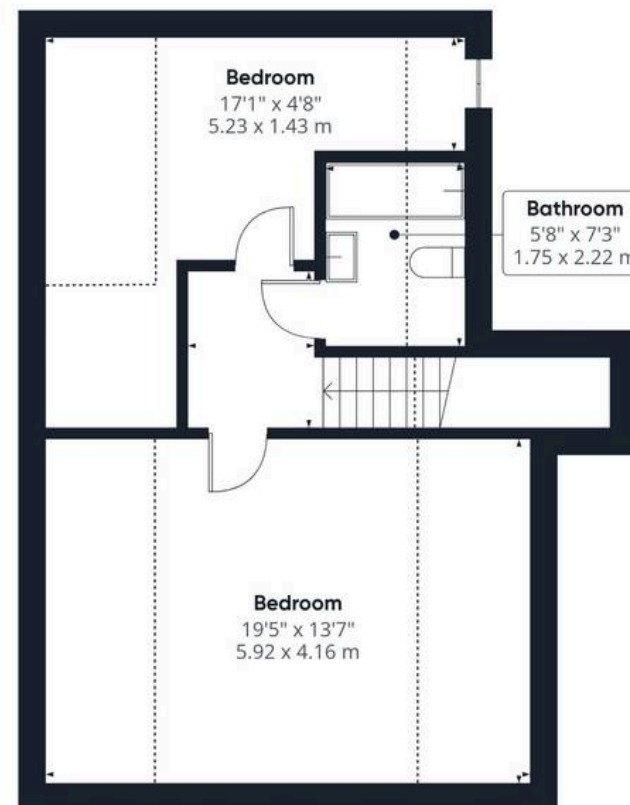
## THE GREAT OUTDOORS

A raised patio seating area can be found creating the ideal outdoor kitchen with space for external appliances and barbecue. The covered seating area enjoys a south facing aspect, with the garden enclosed with timber panel fencing and mature hedging, whilst being laid to lawn with a useful side access, outside power, lighting and water.





Ground Floor



Floor 1

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

1274.54 ft<sup>2</sup>  
118.41 m<sup>2</sup>

**Balconies and terraces**

375.23 ft<sup>2</sup>  
34.86 m<sup>2</sup>

**Reduced headroom**

196.68 ft<sup>2</sup>  
18.27 m<sup>2</sup>

(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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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.