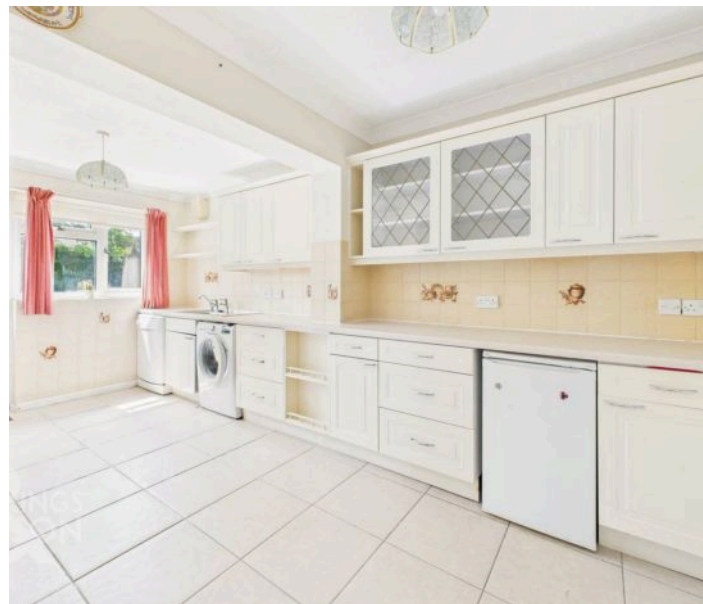




Page Road, Brundall - NR13 5QP





## Page Road

Brundall, Norwich

NO CHAIN. This charming SEMI-DETACHED BUNGALOW offers a wonderful opportunity to reside in a PEACEFUL CUL-DE-SAC SETTING, perfectly positioned with a convenient WALK-THROUGH ACCESS to LOCAL SHOPS and a BUS STOP. Having been FRESHLY DECORATED and RECARPETED throughout, the property exudes a welcoming and HOMELY AMBIENCE. Boasting a generous 17' SITTING ROOM adorned with PATIO DOORS that flood the space with natural light and invite the outside in, along with an expansive 18' KITCHEN/BREAKFAST ROOM that caters to modern living demands. A walk-in cupboard includes the 2021 installed gas fired CENTRAL HEATING BOILER. The accommodation further comprises TWO comfortable DOUBLE BEDROOMS, ideal for relaxation and retreat, along with a W.C and WET ROOM SHOWER. Completing this desirable abode are the SOUTH-FACING GARDENS which enjoy a NON-OVERLOOKED ASPECT and a mature MAGNOLIA TREE, with a shed and greenhouse, along with GARAGE ACCESS.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain!
- Semi-Detached Bungalow in Cul-De-Sac Setting
- Close to Walk Through to Local Shops & Bus Stop
- Newly Decorated & Carpeted Interior & Wet Room
- 17' Sitting Room with Patio Doors
- 18' Kitchen/Breakfast Room
- Two Double Bedrooms & Wet Room
- South Facing 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

Enclosed with mature hedging to front, a shingled front garden with mature planting can be found, with a hard standing driveway offering access to the main bungalow and attached garage - with potential for various potted plants and further landscaping. Enclosed front garden could also be transformed into a further parking area if required.





## THE GRAND TOUR

Heading inside the hall entrance offers newly fitted carpet with a recessed barrier mat, with useful loft access hatch above and built-in storage cupboard housing the wall mounted gas fired central heating boiler. The bedroom accommodation sits to the front of the bungalow with the two double bedrooms including a fresh interior decoration, uPVC double glazing and newly fitted carpet. A separate W.C is off the hall entrance with the adjacent wet room offering a thermostatically controlled shower and hand wash basin with aqua panel splashbacks, non slip vinyl flooring and heated towel rail. The sitting room enjoys garden views via the rear facing siding patio doors with a feature fireplace to one side and new fitted carpet underfoot. The kitchen leads off to the rear, with a galley style arrangement of wall and base level units offering extensive storage with space for a separate fridge, freezer, washing machine, dishwasher and tumble dryer. Space is provided for an electric cooker with tiled splash-backs above and an extractor fan. A window and door face to the rear garden with a built-in storage cupboard leading from the hall entrance which houses the wall mounted gas fired central heating boiler.

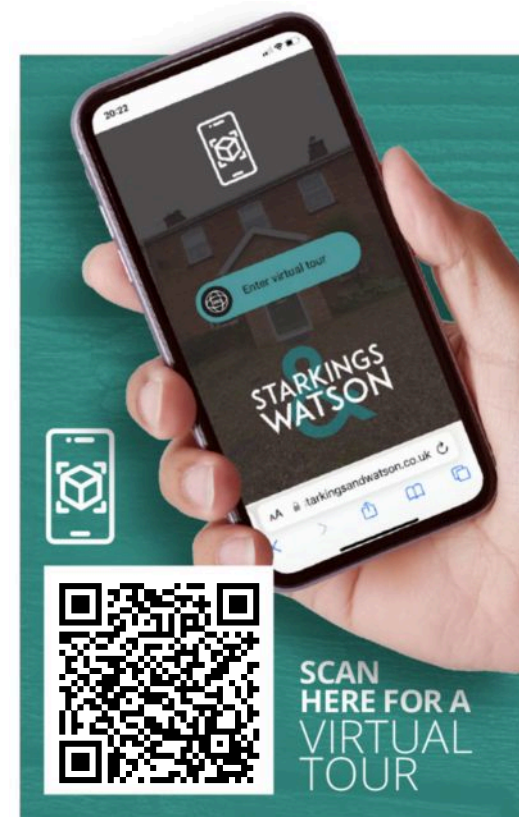
## FIND US

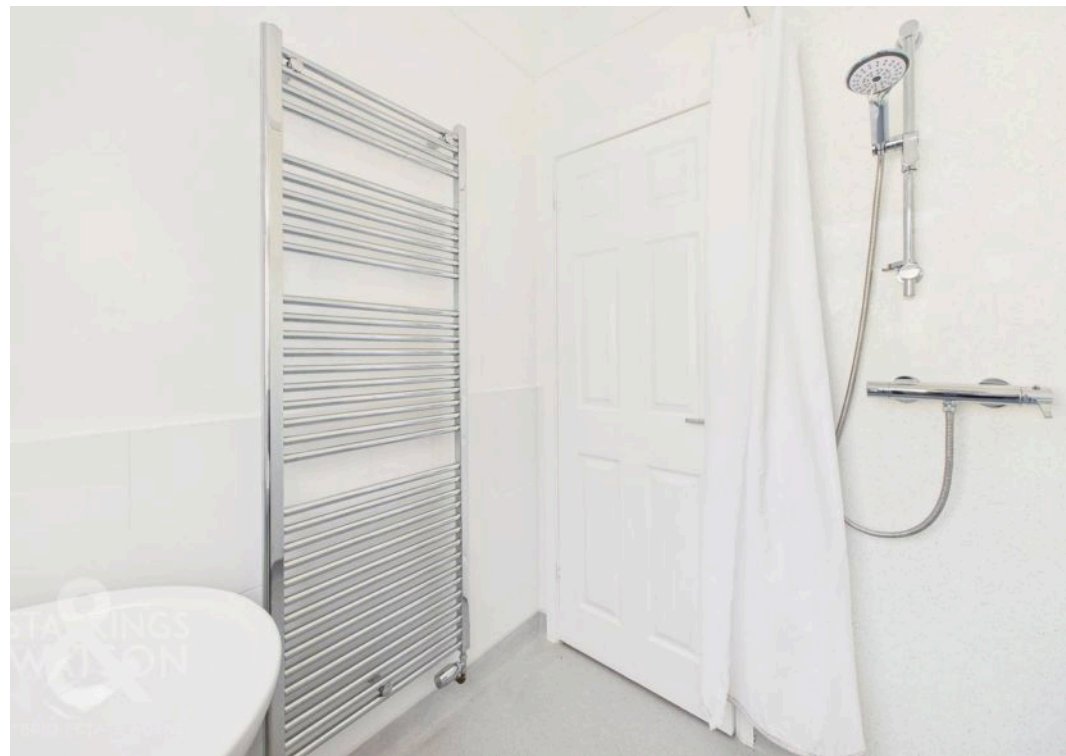
Postcode : NR13 5QP

What3Words : ///length.comply.conned

## VIRTUAL TOUR

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







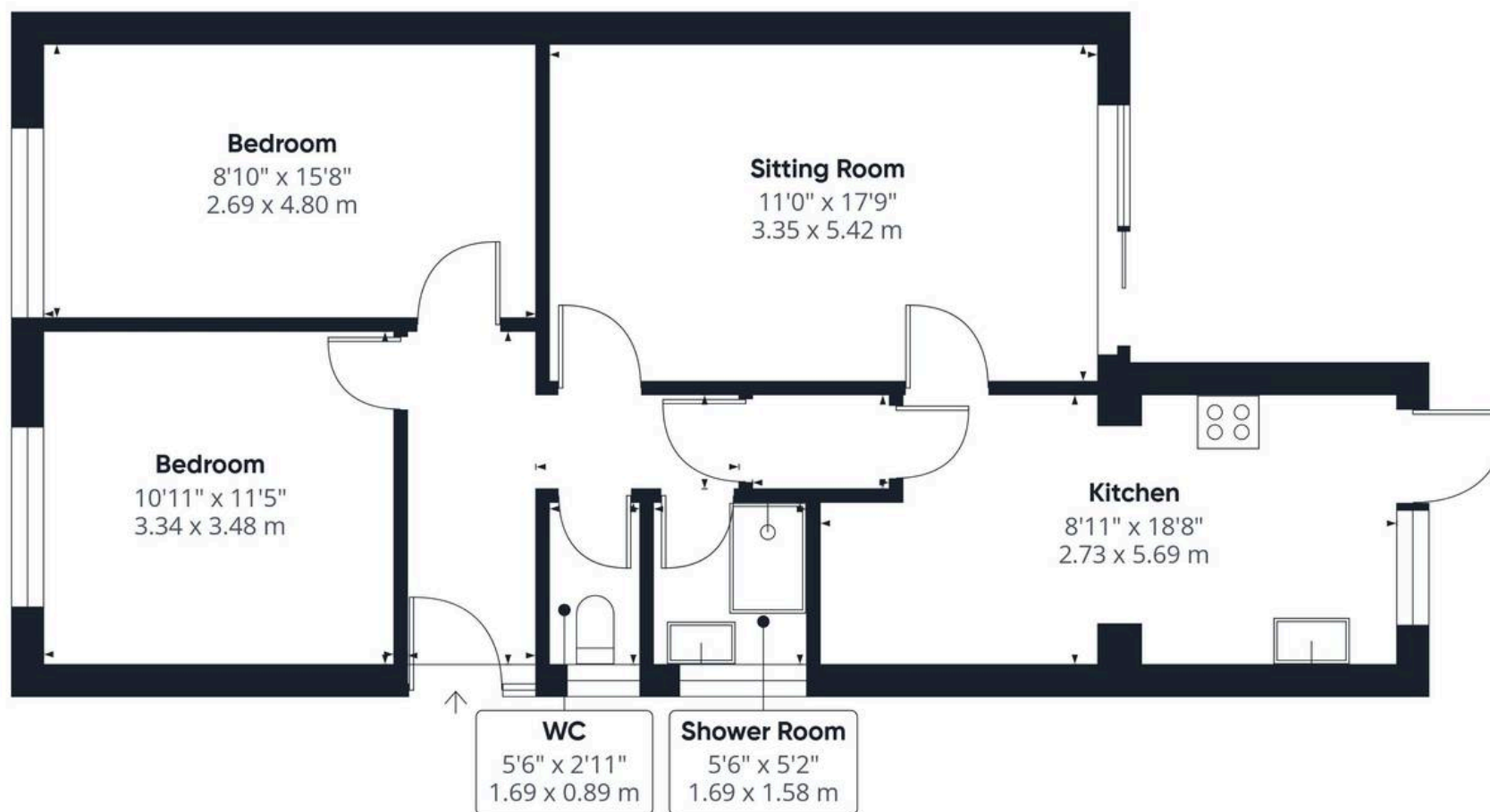


## THE GREAT OUTDOORS

The rear garden offers a non-overlooked lawned expanse with a range of mature planting and shrubbery, enclosed within timber panelled fencing. A timber built shed offers storage, with a greenhouse located adjacent and gated access leading to the front driveway. A patio area extends from the sitting room sliding doors enjoying a south facing aspect, whilst the garage offers an up and over door to front, door to side, window to rear, power and lighting.







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

747 ft<sup>2</sup>  
69.4 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 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.