



Oakdale Road, Brundall - NR13 5AF



Oakdale Road

Brundall, Norwich

Located in a CENTRAL VILLAGE SETTING, this EXTENDED DETACHED FAMILY HOME offers an impressive 1480 Sq. ft (stms) of accommodation. The property boasts a spacious 21' DUAL ASPECT SITTING ROOM with a charming FEATURE FIREPLACE, ideal for cosy evenings. The 20' L-SHAPED KITCHEN/DINING ROOM includes a breakfast bar, perfect for casual dining or entertaining guests, flowing seamlessly into the adjacent GARDEN ROOM which extends the living space. The ground floor features a welcoming HALL ENTRANCE, convenient W.C, and a useful UTILITY ROOM. Moving to the first floor, you will find FOUR BEDROOMS, including an impressive 20' MAIN BEDROOM, along with an EN SUITE SHOWER ROOM and a well-appointed FAMILY BATHROOM. Outside, the property offers a SPLIT-LEVEL GARDEN, providing a lovely outdoor space, and a DOUBLE GARAGE for parking or additional storage.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Detached Family Home in Central Village Setting
- Over 1480 Sq. ft (stms) of Accommodation
- 21' Dual Aspect Sitting Room with Feature Fireplace
- 20' L-Shaped Kitchen/Dining Room with Breakfast Bar
- Hall Entrance, W.C & Utility Room
- Four Bedrooms including 20' Main Bedroom
- En Suite Shower Room & Family Bathroom
- Split Level Garden & Double 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

Occupying an elevated position with a double driveway opening up to the detached double garage, the front garden is laid to lawn with a stepped entrance taking you to the main entrance door, with a variety of mature planting to the front. The property enjoys an attractive frontage with a hedge to the side boundary and gated access leading to the rear garden.

THE GRAND TOUR

Once inside, a porch entrance greets you with a useful built-in storage space and a door taking you to the main hall entrance and adjacent W.C. Finished with a white two piece suite with useful built-in storage, tiled flooring can be found underfoot for ease of maintenance, while space is provided for coats and shoes. The main hall entrance is finished with wood flooring underfoot with a front facing window and stairs rising to the first floor landing, with a storage space below. Doors lead off to the kitchen and living space, with the main sitting room enjoying dual aspect views to front and rear, with a feature fireplace, wood flooring and opening to the adjacent garden room. The kitchen offers an L-shaped design with a modernised finish incorporating space for a dining table and breakfast bar, with the kitchen itself offering useful built-in storage cupboards with an integrated gas hob and built-in electric double oven with tiled splash-backs and an extractor fan above, with space provided for general white goods including an American style fridge freezer and dishwasher. Wood effect flooring flows through the kitchen with an opening to the garden room beyond and adjacent utility room with space for laundry appliances including a washing machine and dishwasher. The utility includes a rear facing window and stable door, with a wall mounted gas fired central heating boiler and further built-in cupboard and work surface space. Completing the ground floor is the garden room which offers dual aspect views overlooking the garden, with a vaulted ceiling above, tiled flooring and ample space for a variety of uses including further seating areas and study space.

Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard with doors taking you to the four bedrooms. Each of the bedrooms are finished with fitted carpet and uPVC double glazing, with the larger of the bedrooms including twin rear facing windows and a private en suite. The en suite offers a white three piece suite including a walk-in shower cubicle with a twin head thermostatically controlled rainfall shower with wood panelled splash-backs and wood effect flooring underfoot. Completing the property is a family bathroom which offers a sizeable room with a panelled bath and tiled walls.

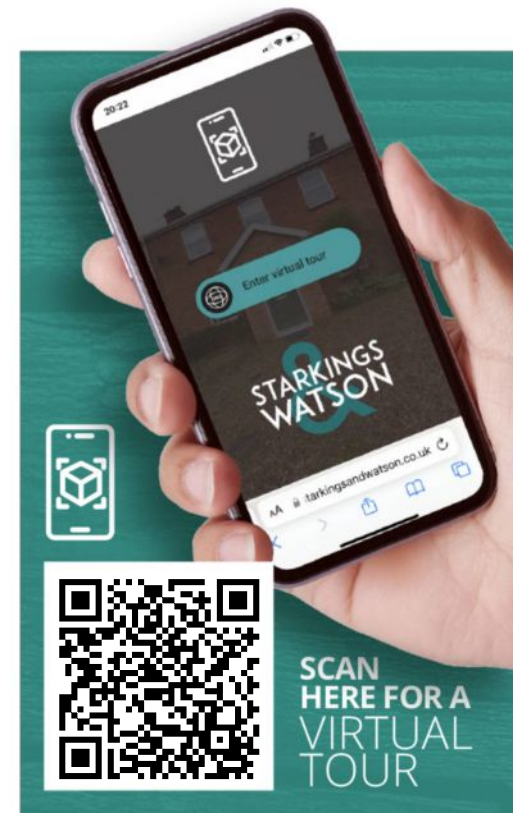
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VIRTUAL TOUR

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



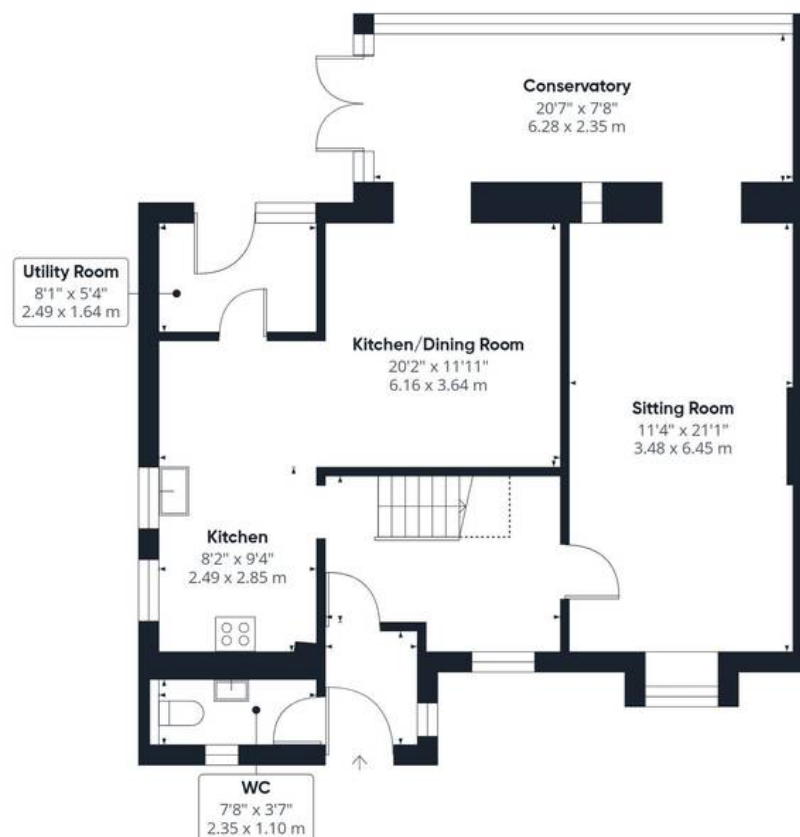




THE GREAT OUTDOORS

The rear garden offers a split level design with a patio leading from the utility room stable door, with steps leading up to the main lawned garden enclosed with timber panel fencing. The garden includes a variety of mature planting with the covered seating area to one side currently housing space for a hot tub. Useful storage can be found to the rear of the garage with a further patio beyond to take in the afternoon sun, whilst gated access leads to the driveway. The double garage sits adjacent with twin up and over doors to front, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1484 ft²

137.9 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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