



Nurseries Avenue, Brundall - NR13 5NS



Nurseries Avenue

Brundall, Norwich

NO CHAIN! Located in a peaceful neighbourhood within the heart of BRUNDALL, this charming and well presented THREE BEDROOM SEMI-DETACHED HOME offers a perfect blend of comfort and convenience. With no onward chain involved, this family home presents an opportunity not to be missed. Boasting over 1220 sqft (stms) of living space, including the garage, this property provides ample room for a growing family to thrive in. The interior has a good flow with a large L-SHAPE SITTING/DINING ROOM perfect for entertaining guests or family gatherings. An EXTENDED KITCHEN/DINING ROOM to the rear provides a modern touch to the home with a very useful UTILITY/W/C leading off.



On the first floor there are THREE AMPLE BEDROOMS all with FITTED WARDROBES complemented by a well-equipped bathroom and adjacent W/C. Outside, the property features PRIVATE ENCLOSED REAR GARDENS, DRIVEWAY PARKING, and a large GARAGE (ideal for conversion stp) with the benefit of a W/C, catering to all your outdoor needs in one delightful package. The home also benefits from uPVC double glazing and gas fired central heating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Family Home
- Over 1220 SQFT (stms) Including The Garage
- Large L-Shape Sitting/Dining Room
- Extended Kitchen/Dining Room
- Three good sized Bedrooms
- Bathroom, Three W/C's & Utility Space
- Private Enclosed Gardens, Driveway Parking & Garage



This property is situated at the centre of the Broadland Village of Brundall with a quiet residential road. 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

From Nurseries Avenue you will find a hard standing frontage providing off road parking for multiple vehicles leading to the single garage. There is also front lawns, hedging and trees as well as steps to the front leading to the main entrance door. There is also a door to the side into the garage.

THE GRAND TOUR

Entering via the main entrance door to the front there are stairs to the first floor landing straight ahead as well as understairs storage. To the right is a door into the main reception room, a large L-Shape space with room for sitting and dining. There is a feature electric fire and a door that leads into the kitchen. The kitchen/dining room that has been extended to the rear can be accessed from the hallway as well as the main reception and offers plenty of space for everyday family life. There is suitable room for a dining table as well as a range of fitted wall and base level units with rolled edge worktops over. You will find integrated electric oven with electric hob and extractor fan over as well as space for fridge/freezer and washing machine. There is a door to the rear garden as well as a door into the utility space with range of units, space for white goods and a w/c and hand wash basin.

Heading up to the first floor landing there are three bedrooms, family bathroom and W/C. All three bedrooms offer built in wardrobes, two of which are comfortable doubles with the third bedroom being a single. The bathroom provides a bath with shower over as well as hand wash basin with the w/c adjacent. The large single garage offers plenty of space for storage or conversion (stp) with a w/c to the rear for convenience.

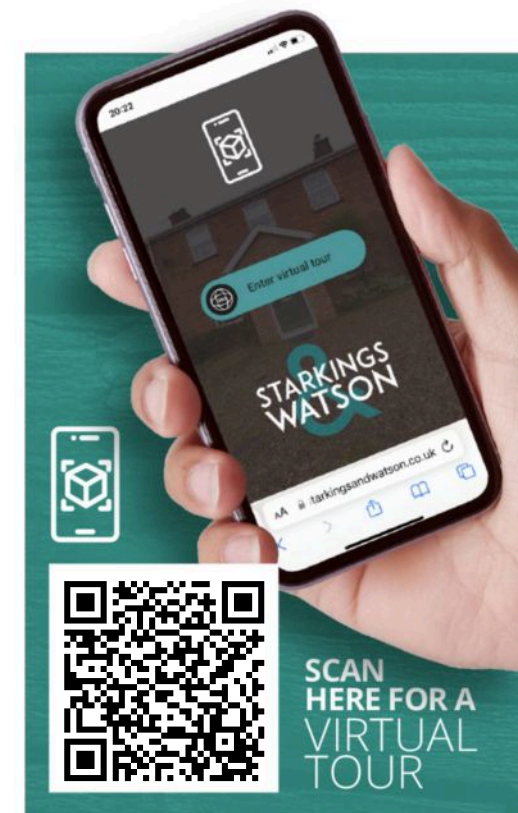
FIND US

Postcode : NR13 5NS

What3Words : ///knots.clubbing.wants

VIRTUAL TOUR

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



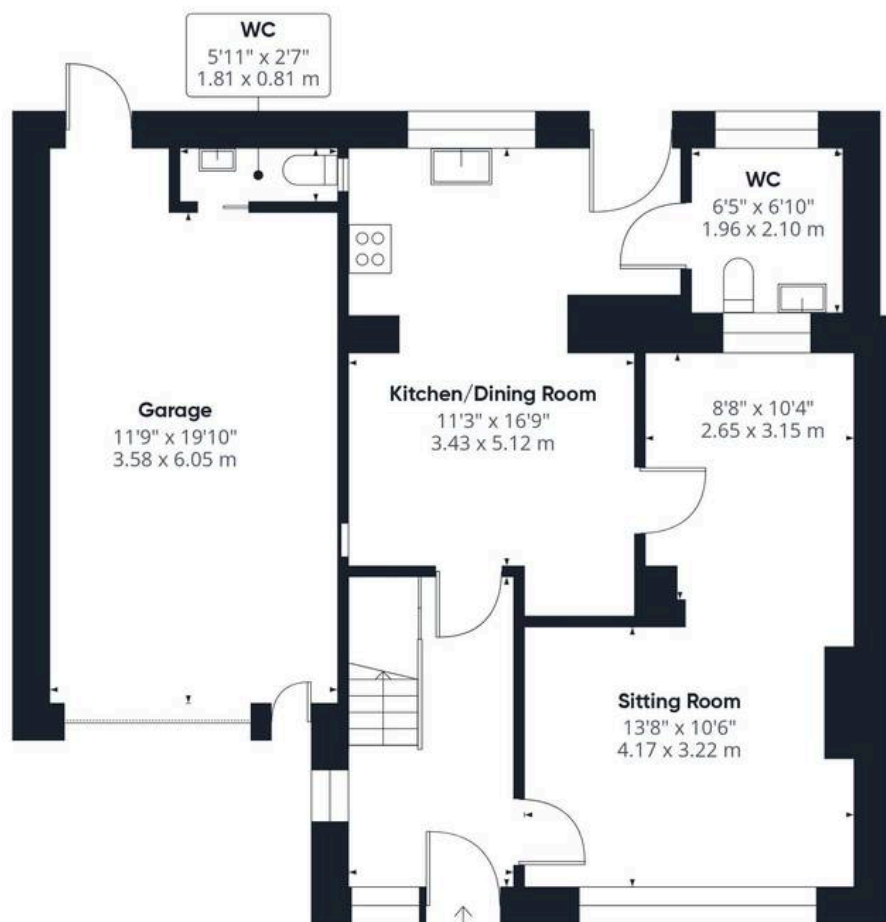




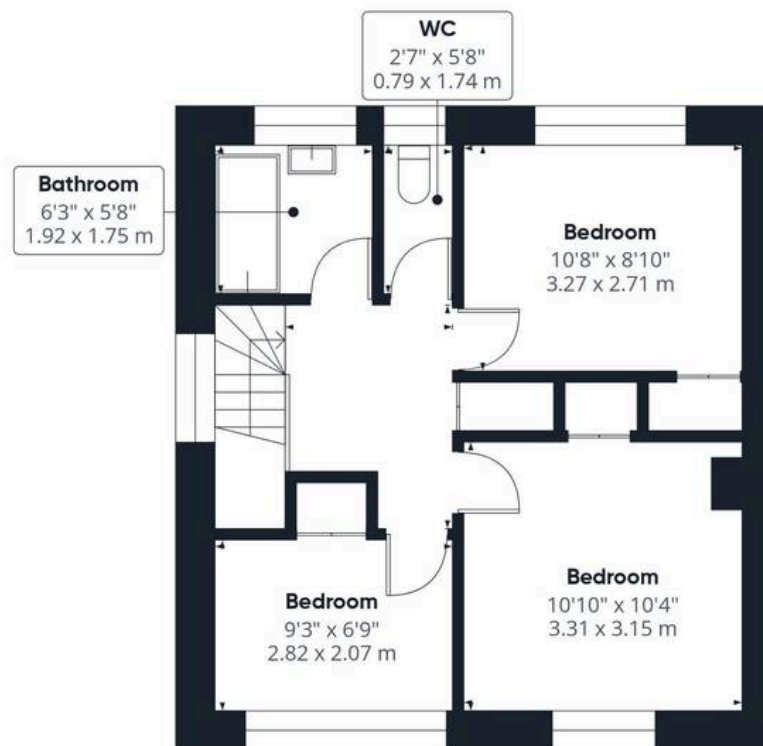
THE GREAT OUTDOORS

The enclosed rear garden offers a generous lawn with a low lying paved terrace leading from the kitchen door. The rear garden is enclosed with timber fencing with a door into the rear of the garage as well as offering a good degree of privacy. The garden is also predominantly south facing with plenty of sun all day.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1229 ft²

114.2 m²

(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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