



Beech Way, Brundall - NR13 5ND

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Beech Way

Brundall, Norwich

Rated 'B' for ENERGY EFFICIENCY, this easy to run SEMI-DETACHED HOME includes SOLAR PANELS with a FEED IN TARIFF, and a range of OUTBUILDINGS including a WORKSHOP and separate STUDIO SPACE. Finished with a replacement gas fired CENTRAL HEATING SYSTEM, the internals enjoy a SPACIOUS FEEL, with a RE-FITTED KITCHEN and BATHROOM. The accommodation includes a PORCH and HALL ENTRANCE with storage, W.C, SITTING ROOM, open plan DINING ROOM, well fitted KITCHEN including INTEGRATED APPLIANCES and conservatory with UTILITY SPACE to the ground floor. Upstairs, THREE BEDROOMS lead off the landing, along with the RE-FITTED SHOWER ROOM - including a BATH and SHOWER CUBICLE. The REAR GARDEN includes a COMPOSITE DECKED seating area and brick-weave patio, with access to the EN-BLOC GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Semi-Detached Home
- Modernised Interior
- Two Large Reception Rooms
- Open Plan Kitchen with Adjacent Conservatory
- Three Double Bedrooms
- Re-fitted Family Bathroom with Shower
- Exterior Workshop & Studio/Office
- Private Secluded Gardens

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 close to the A47, but within a short walk of the local Co-op food store.

SETTING THE SCENE

Set behind a timber panel fence, steps lead down to the front garden which is laid to shingle and includes useful access to the side storage area. Residents parking can be found opposite the property along with access to the en-bloc garage.



THE GRAND TOUR

You immediately step inside a porch entrance with tiled flooring underfoot for ease of maintenance, and a further door takes you into the hall entrance with a storage cupboard which encloses the electric fuse box. Stairs lead to the first floor landing, with a door to the main living space and door to a useful ground floor W.C. The W.C offers a striking décor, with a modern white two piece suite, tiled splash backs and tiled flooring underfoot. The main living accommodation is open plan starting with the sitting room which is complete with a feature fireplace, wood effect flooring underfoot and uPVC double glazed windows to front. An opening takes you into the dining area which offers a continuation of the wood effect flooring, double doors leading into the adjacent garden room and an opening into the modern fitted kitchen - with a u-shape arrangement of high gloss units. Ample storage can be found with space for an electric cooker, integrated appliances include a dishwasher and fridge freezer, with tiled splash backs running around the work surface. The conservatory offers a further seating or utility area with wood effect flooring underfoot, windows and French doors to rear, and space for laundry appliances including a washing machine and tumble dryer.

Heading upstairs, the landing includes a built-in storage cupboard with doors leading to the three bedrooms, all of which are finished with fitted carpet and uPVC double glazed windows, with two of the larger bedrooms including built-in wardrobes. Completing the property is the modernised family bathroom which includes a separate shower cubicle with electric shower, storage under the hand wash basin, part tiled walls, wood effect tiled flooring with underfloor heating and a heated towel rail.

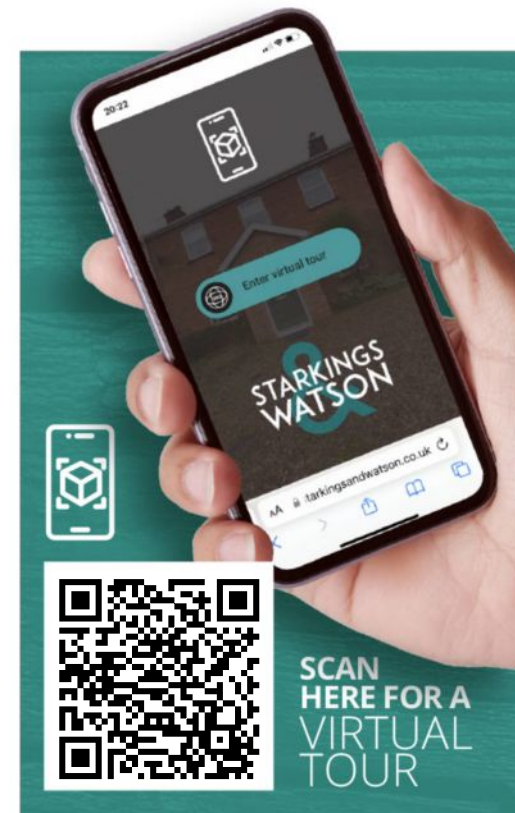
FIND US

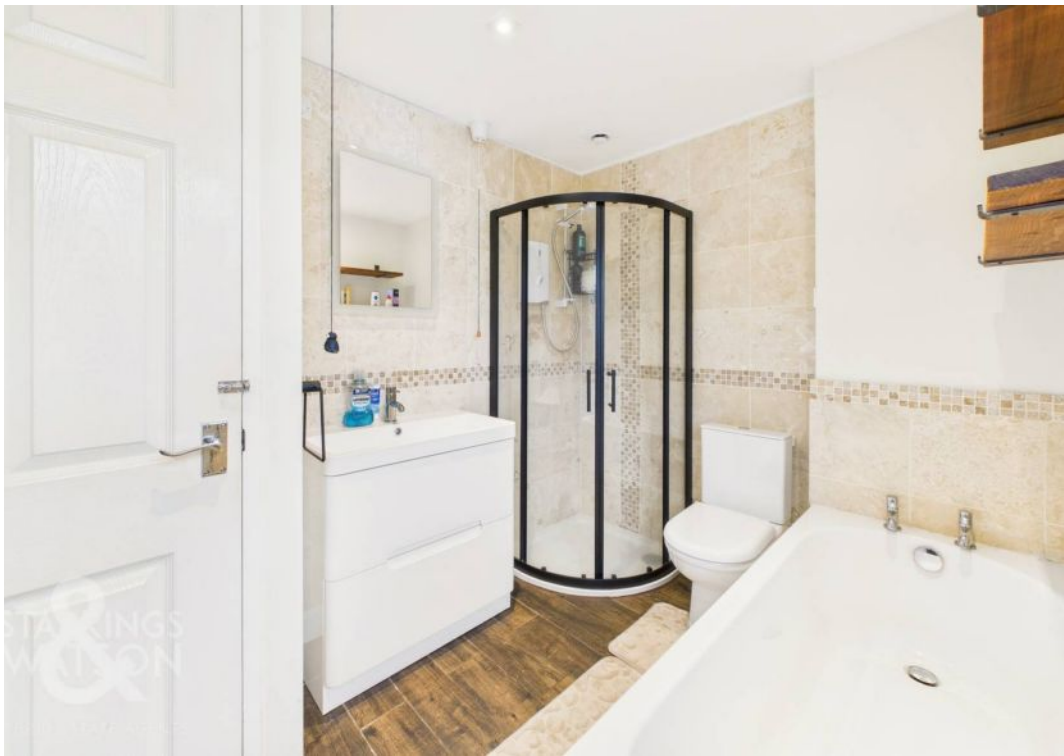
Postcode : NR13 5ND

What3Words : ///anguished.padlock.corals

VIRTUAL TOUR

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



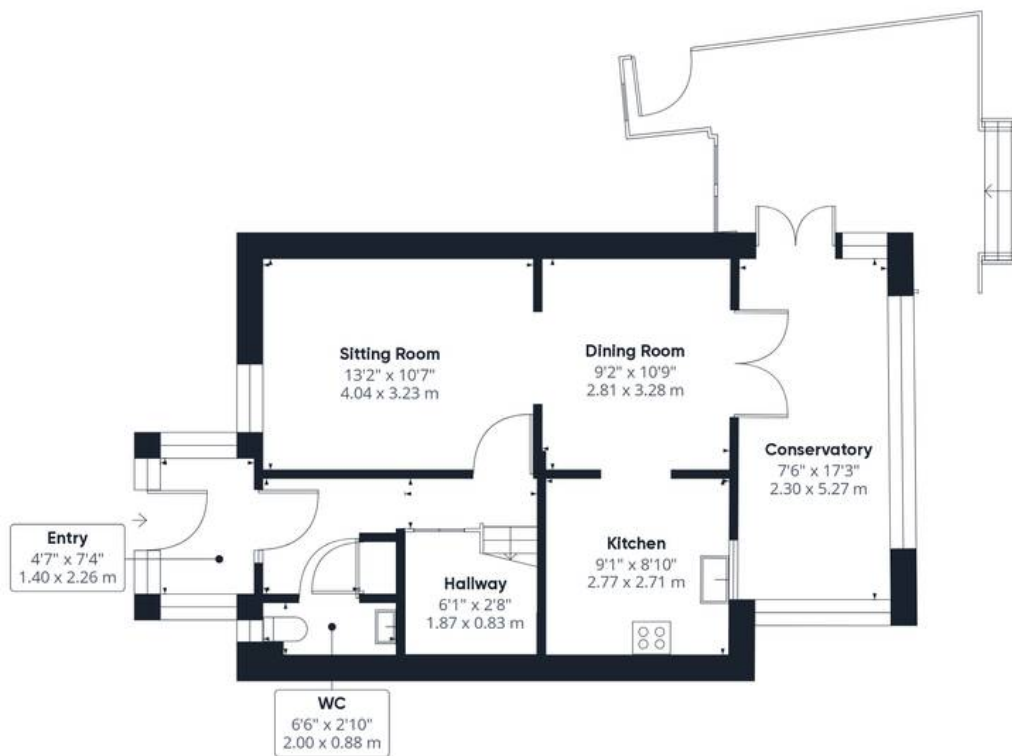




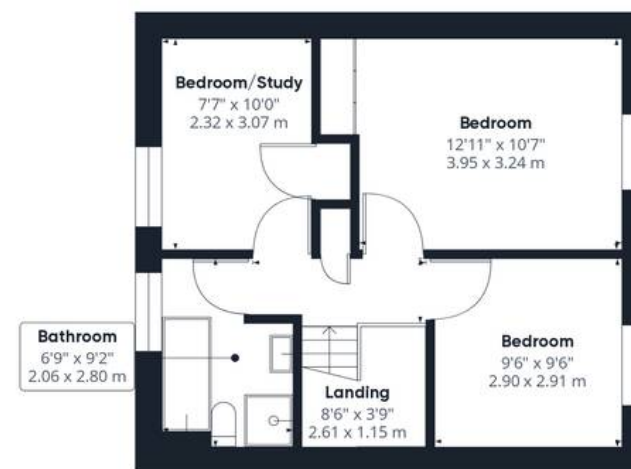
THE GREAT OUTDOORS

The rear garden has been extensively landscaped to include a raised composite deck seating area, with steps leading down to a brick weave patio area with raised beds and enclosed timber fence boundaries. Outside storage can be found to the side of the property with a useful workshop including power and lighting, whilst the rear building offers a studio or home office space with windows to side, power and lighting. A covered seating area leads from the studio building. An en-bloc garage offers further storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1012.99 ft²
94.11 m²

Balconies and terraces

179.86 ft²
16.71 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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.