



St. Michaels Way, Brundall - NR13 5PF



St. Michaels Way

Brundall, Norwich

This EXTENDED DETACHED BUNGALOW with a FLEXIBLE LAYOUT and UNIQUE DESIGN offers an impressive 1370 Sq. ft (stms) of accommodation. Ideally LOCATED close to village TRANSPORT LINKS including the TRAIN STATION, shops and SCHOOLING. As you approach the house, you are greeted by ample parking and a GARAGE to the front. Upon entry, the CENTRAL DINING ROOM stands out with its VAULTED CEILING and arch-topped doors, leading from the PORCH ENTRANCE with W.C, and to the L-SHAPED KITCHEN/breakfast room - complete with PANTRY STORAGE and a utility room for added convenience. The property offers a 21' SITTING ROOM sitting under a VAULTED CEILING - ideal for relaxing evenings, and a 12' conservatory that floods the space with natural light. The THREE BEDROOMS include the main bedroom with its own DRESSING AREA, providing a touch of luxury - with the two front facing bedrooms including EXTENSIVE BUILT-IN STORAGE.



Stepping into the rear GARDEN reveals a splendid split-level LANDSCAPED OASIS. With a PATIO seating area and timber sleepers creating raised borders, the main lawned expanse is beautifully maintained. The garden is enriched with mature plantings, shrubs, and hedging, while a ROSE BED serves as the focal point.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Detached Bungalow with Flexible Layout
- Over 1370 Sq. ft (stms) of Accommodation
- Kitchen/Breakfast Room with Pantry Storage & Utility Room
- Central Dining Room with Vaulted Ceiling & Arch Topped Doors
- 21' Sitting Room & 12' Conservatory
- Three Bedrooms including the Main Bedroom with Dressing Room
- Private Gardens with South Westerly Aspect
- Ample Parking & Garage to Front

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

Occupying a sweeping corner plot, the lawned front garden includes an adjacent large driveway providing off road parking for several vehicles, with access to the detached single garage. Mature planting, shrubbery and trees line the front garden, with a pathway taking you to the side of the bungalow where steps lead to the main entrance and gated access leads to the rear garden.

THE GRAND TOUR

Once inside, the porch entrance offers the ideal meet and greet space with wood effect flooring underfoot, full height windows to front and side and ample space for coats and shoes. A door leads off to the dining room and to the W.C - finished with a white suite with tiled splash-backs. The dining room connects the living accommodation and bedroom space, whilst being adorned with a vaulted ceiling and attractive arched doorways. With double doors leading off, wood effect flooring runs underfoot, whilst the side facing window offers natural light and a useful alcove creates storage. The kitchen sits beyond to the rear with a modern fitted range of base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven, matching up-stands run around the work surface, with granite tiled flooring underfoot, French doors leading out to the rear garden, and ample space provided for a breakfast table. A range of five built-in oak cupboards offer pantry and storage space, with a door taking you to the utility room beyond - extending the storage with a further range of wall and base level units. Space is provided for a washing machine, tumble dryer and fridge with a rear facing window and side facing access door leading to the rear garden.

The inner hallway leads from the dining room with wood effect flooring underfoot with a door leading to the main sitting room, shower room and bedroom accommodation. The shower room offers a white three piece suite with a walk-in double shower cubicle including a thermostatically controlled shower with storage under the hand wash basin, vaulted ceiling above with a velux window, heated towel rail and large eaves storage space above.

The first of the double bedrooms enjoys a front facing aspect with fitted carpet underfoot and an abundance of built-in storage and wardrobe space. The main bedroom was originally two bedrooms - now creating a large main bedroom suite with extensive built-in wardrobe and storage space, along with a dressing area and twin front facing windows. The main sitting room sits under a vaulted ceiling and velux window providing a light and bright space with a feature fireplace, fitted carpet underfoot, a range of full height windows and double doors taking you to the conservatory beyond. It also leads off to a further double bedroom which could be a study space, with fitted carpet underfoot and rear facing window. The conservatory enjoys triple aspect views, with a vaulted ceiling above French doors to rear garden and wood effect flooring underfoot.

FIND US

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VIRTUAL TOUR

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



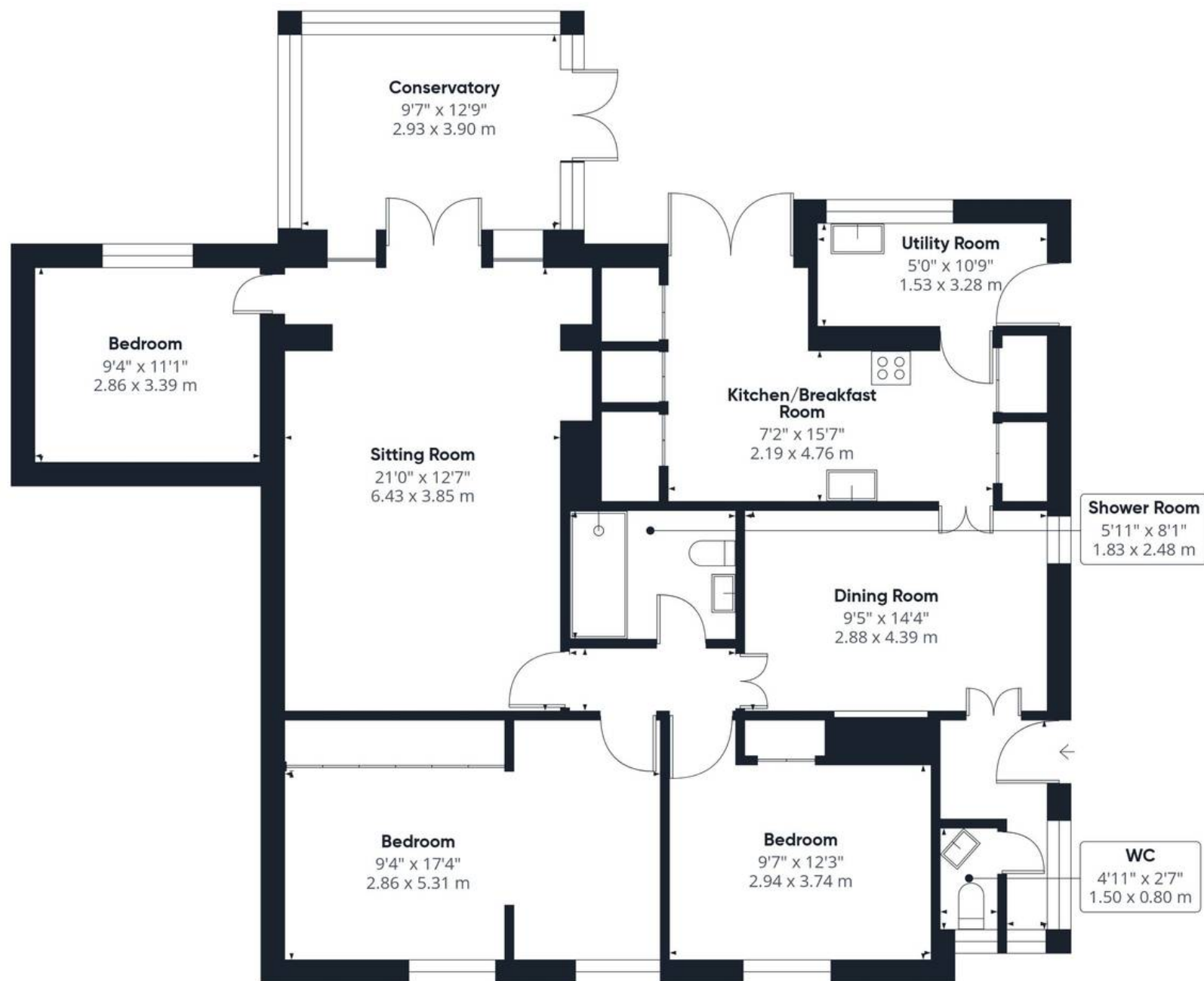




THE GREAT OUTDOORS

The rear garden enjoys a split level landscaped space with patio seating and timber sleepers creating a raised border to the main lawned expanse. With a range of mature planting, shrubbery and hedging, a rose bed creates a focal point, whilst the garden enjoys a private and secluded aspect with a useful timber built storage shed and gated access leading to the front garden. Outside water supplies and lighting can be found with the garage offering an electric up and over door to front.





Approximate total area⁽¹⁾

1374 ft²

127.4 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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