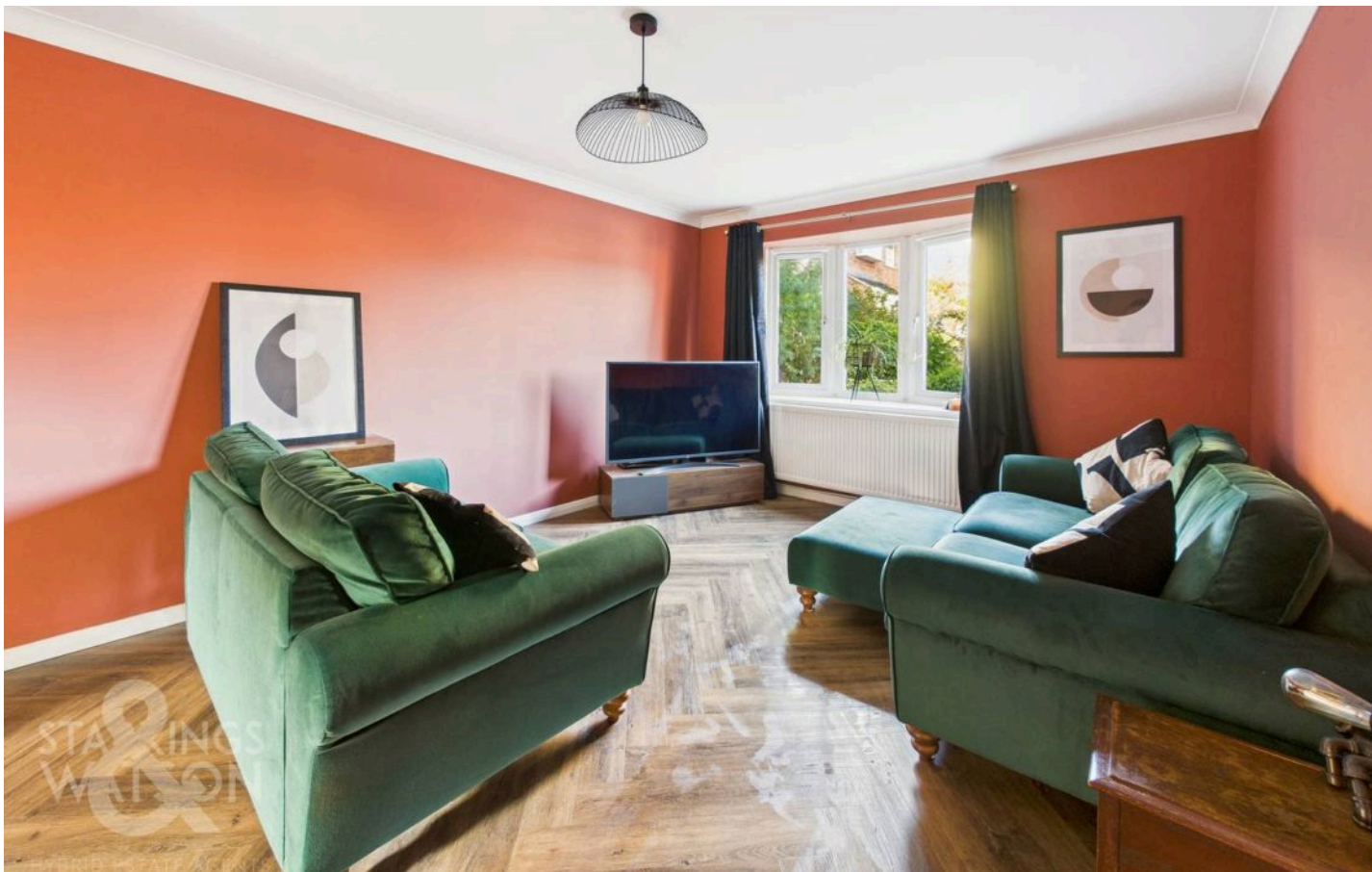




Grovebury Close, Brundall - NR13 5NJ



Grovebury Close

Brundall, Norwich

NO CHAIN. This WELL PRESENTED detached FAMILY HOME enjoys the SOUTH SUN, and is conveniently located close to the A47, offering a tranquil retreat at the end of a quiet CUL-DE-SAC, promising a peaceful and private living environment for its new owners. Having been updated and modernised with an OPEN PLAN LAYOUT, REPLACEMENT FLOORING, upgraded SHOWER and 2024 installed gas fired CENTRAL HEATING BOILER, the light and bright interior is ready to move in. Upon entering the residence, you are greeted by a welcoming hall entrance and W.C, leading to a bright and airy SITTING ROOM, creating a warm and inviting atmosphere perfect for relaxing or entertaining. Double doors lead to the OPEN PLAN KITCHEN/DINING ROOM, boasting charming HERRINGBONE FLOORING, adding a touch of elegance to the space. With FOUR COMFORTABLE BEDROOMS and a family bathroom with a SHOWER, this family home caters to all your needs. Outside, the LARGER THAN AVERAGE GARDEN offers ample outdoor space for children to play or for hosting summer gatherings with friends and family, including a CENTRAL LAWN and PATIO AREA.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Family Home Close to A47
- End of Cul-De-Sac Setting
- Hall Entrance & Sitting Room
- Open Plan Kitchen/Dining Room with Herringbone Flooring
- Four Bedrooms
- W.C & Family Bathroom with Shower
- South Facing Larger than Average 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

Tucked away at the end of a cul-de-sac and approached by a lawned front garden, an adjacent shingle driveway offers tandem parking with access to the main property, gated rear garden and adjacent garage.



THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring underfoot with stairs rising to the first floor landing and useful built-in storage cupboard space below. A ground floor W.C is tucked away with ample storage and a two piece suite, along the tiled splash-backs behind the hand-wash basin. The formal sitting room enjoys a front facing view, herringbone style wood effect flooring underfoot and a warm and inviting decor which flows seamlessly via the double doors into the adjacent kitchen/dining room. Enjoying an abundance of natural light, the kitchen area offers a U-shape arrangement of high gloss wall and base level units with integrated cooking appliances including an inset electric ceramic hob with an extractor fan above, and a built-in eye level electric double oven. Twin sets of windows face out to the rear with a range of integrated appliances including a fridge freezer and dishwasher, while space is provided for a washing machine. The herringbone style wood effect flooring flows seamlessly from the hall entrance and sitting room.

Upstairs, the carpeted landing includes a side facing window, built-in airing cupboard and loft access hatch, with doors taking you to the four bedrooms - all finished with fitted carpet and uPVC double glazing. The main bedroom enjoys a built-in wardrobe, with the family bathroom completing the top floor with a white three piece suite including a mixer shower tap and glazed shower screen over the bath.

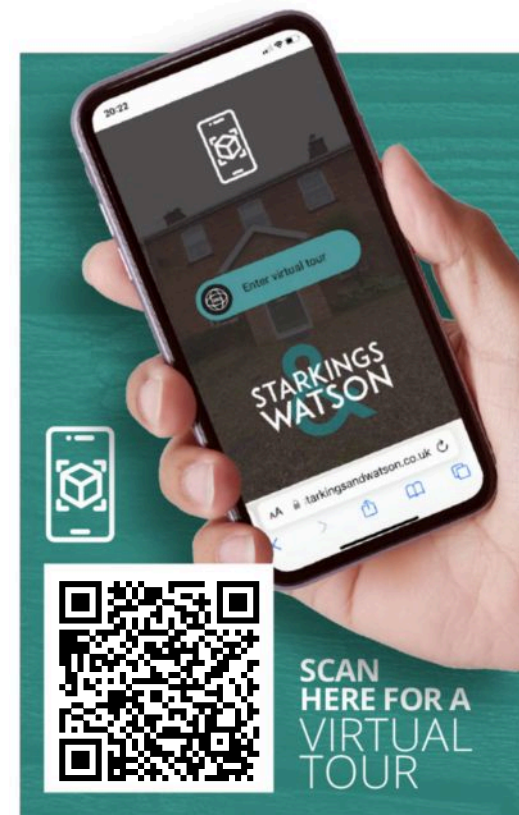
FIND US

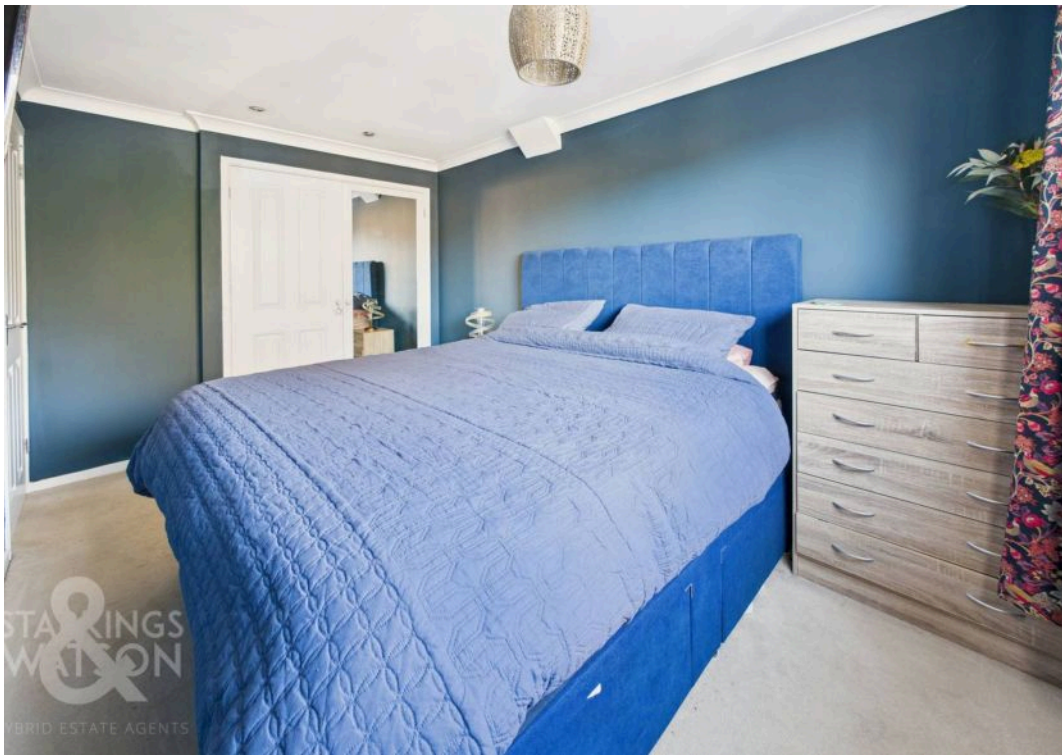
Postcode : NR13 5NJ

What3Words : ///butchers.local.ripe

VIRTUAL TOUR

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



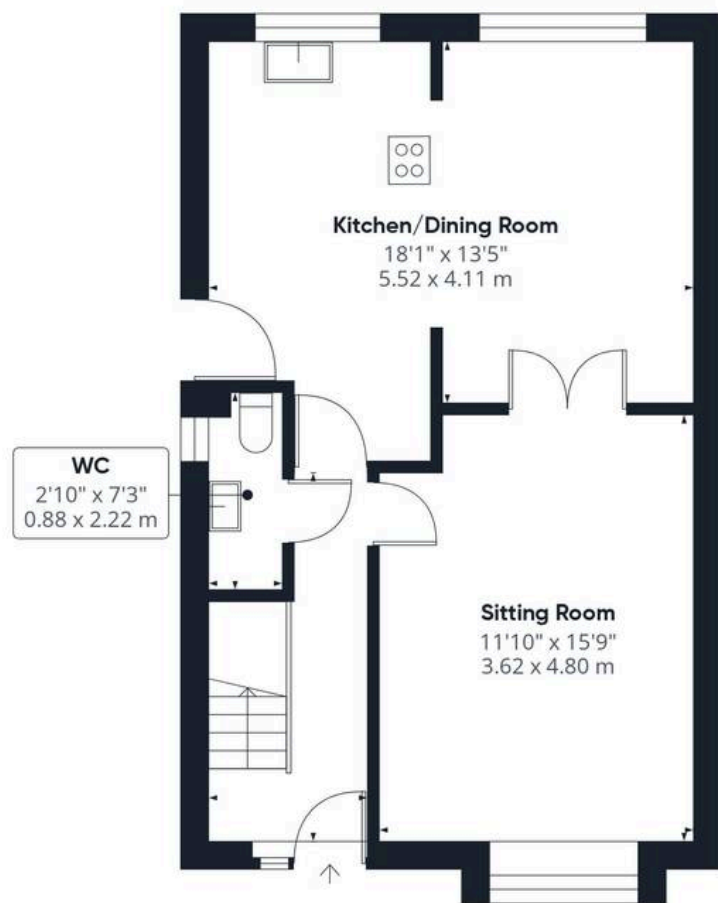




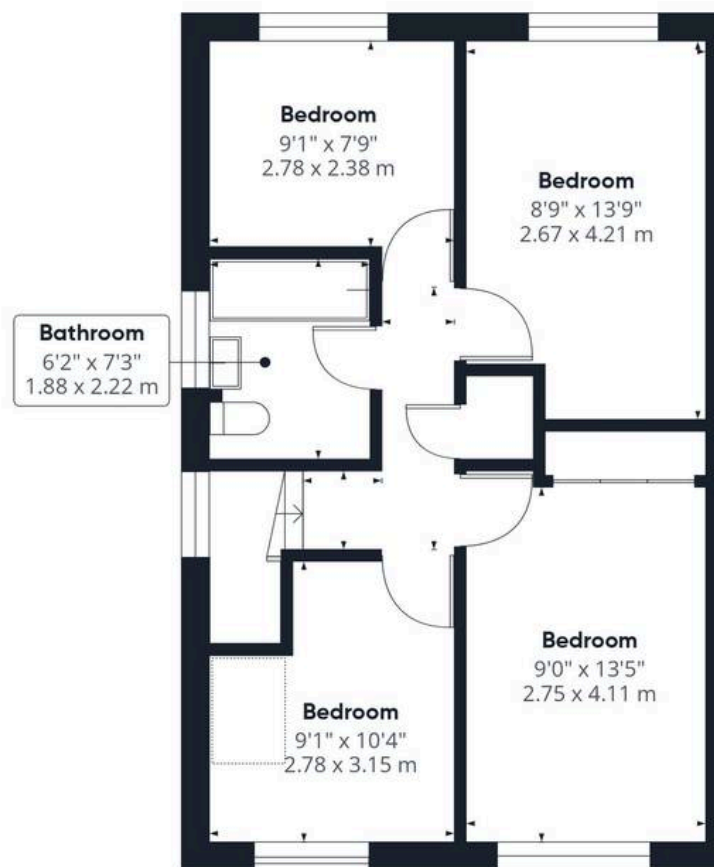
THE GREAT OUTDOORS

Enclosed with high level hedging and timber panelled fencing, the garden is laid to lawn and includes a timber built shed. A patio seating area extends from the rear, with a side access gate, and door to the garage. Accessed via an up and over door to front, storage can be found above, with storage shelving, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1015 ft²

94.4 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.