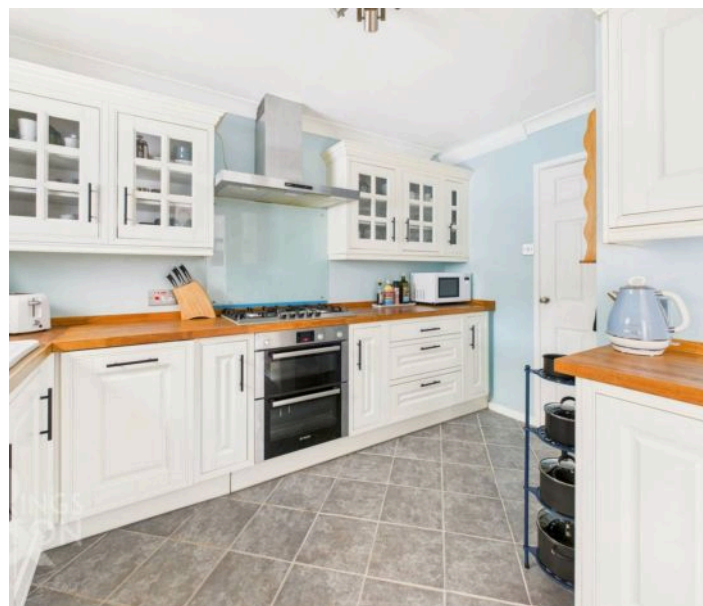




Lackford Close, Brundall - NR13 5NL



Lackford Close

Brundall, Norwich

Welcome to this IMMACULATELY PRESENTED home situated in a popular CUL-DE-SAC SETTING. The EXTENDED LAYOUT boasts a spacious 15' CONSERVATORY, perfect for enjoying lazy afternoons with a book or hosting gatherings. As you enter, you are greeted by a HALL ENTRANCE featuring BESPOKE BUILT STORAGE, ideal for keeping clutter at bay. The property offers a generous 19' SITTING/DINING ROOM, a hub for relaxation and entertainment. The KITCHEN is a chef's delight with SOLID WOOD WORK SURFACES and INTEGRATED APPLIANCES. THREE BEDROOMS provide comfortable retreats, while the RE-FITTED FAMILY BATHROOM impresses with ample storage and a LUXURIOUS RAINFALL SHOWER. The GARDENS WRAP around the side and rear of the property, showcasing a lawned area and raised beds brimming with mature planting and shrubbery. The side area features ample PATIO SPACE, ideal for alfresco dining or morning coffees.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Immaculately Presented Home in Cul-De-Sac Setting
- Extended Layout with a 15' Conservatory
- Hall Entrance with Bespoke Built Storage
- 19' Sitting/Dining Room
- Kitchen with Solid Wood Surfaces & Integrated Appliances
- Three Bedrooms
- Re-fitted Family Bathroom with Storage & Rainfall Shower
- Wrap Around Gardens, Tandem Driveway & Garage

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

Tucked away in a cul-de-sac setting, the property is approached via a shingle driveway providing tandem parking for several vehicles, along with access to the adjacent single garage. The front garden is laid to plum slate for ease of maintenance, with a pathway to the front door and to the gated side and rear gardens.



THE GRAND TOUR

Once inside, the hall entrance offers wood effect flooring underfoot with the stairs rising to the first floor landing and useful bespoke built storage under. Doors lead off to the kitchen and living accommodation, with the main living space formed in a sitting/dining room, complete with a front facing window and continued wood flooring flowing from the entrance hall. French doors lead out to the adjacent conservatory whilst the kitchen remains open plan with an L-shaped arrangement of wall and base level units, with solid wood work surfaces above. The kitchen includes integrated cooking appliances with an inset gas hob and built-in electric double oven with a glass splash-back and extractor fan, while space is provided for a fridge freezer, and the washing machine and dishwasher are integrated. The conservatory extends the living space with tiled flooring underfoot and dual aspect windows to side and rear, along with French doors to rear and a door to the side patio.

Heading upstairs, the carpeted landing includes a loft access attached with doors taking you to the three bedrooms. All of the bedrooms are finished with fitted carpet and uPVC double glazing, with the larger of the bedrooms including a built-in wardrobe to one corner, and the smaller the bedrooms including useful built-in storage over the stairs. Completing the property is the re-fitted family bathroom with a white three piece suite including a shaped panelled bath with a thermostatically controlled twin head rainfall shower and glazed shower screen above, with attractive tiled splash-backs and useful storage under the hand wash basin.

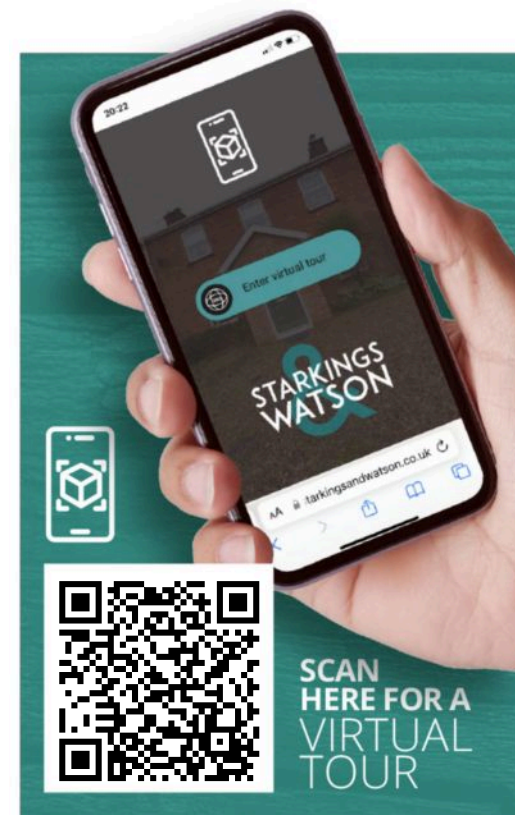
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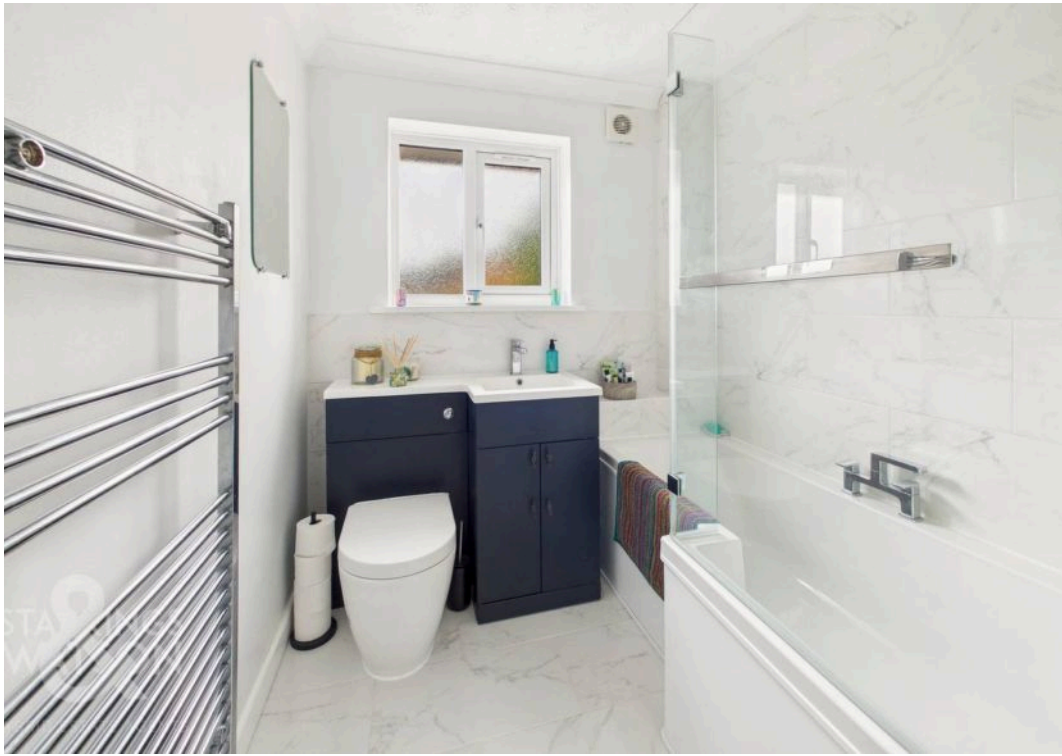
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The gardens wrap around the side and rear the property, including a lawn expanse to the rear and raised beds offering a wide array of mature planting and shrubbery - enclosed within timber panel fencing. The side of the garden is predominantly patio space with a further walled flower beds to one side and gated access to the front driveway. A useful storage area sits to the side of the garage, with a door taking you to the garage which is also accessed via an up and over door to front with storage above, power and lighting.





Approximate total area⁽¹⁾

852 ft²
79 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.