



COAST & COUNTRY LIVING

# Finer Details



4 Bedrooms

Master bedroom with ensuite

Sitting room with view over garden

Central village location

Open plan kitchen/diner

Utility room

Single Garage

South facing garden with Patio area

This superb family home is situated in the popular village of Brundall on the edge of one of the popular developments, and benefits from a fantastic school within walking distance as well as all the facilities you would expect from a busy village.

The owners bought the house from new 9 years ago and have throughly enjoyed living in their home for many years, this property is now ready for the next family to make some great memories.

A really pretty house with flowering shrubs outside the front entrance and decorative borders, as I enter I note the wood floor under foot and a good sized WC to the left.



Leading directly from the hall way I walk into the open plan kitchen / diner with a window looking out over the garden, this modern fitted kitchen/ diner is truly the hub of the home with plenty of space to socialise and enjoy family gatherings, fitted with all the mod cons you would expect. There is plenty of space for a good sized dining table.

From the kitchen I enter a utility area with door leading into the back garden and patio area.

Going back through to the kitchen and into an inner hallway that leads to a good sized sitting room with double doors out into the garden, the room is light with dual aspect windows making this room a great family space.











Walking back into the entrance hall and up the staircase to the 4 good sized bedrooms and family bathroom. The master bedroom benefits from an ensuite shower room.







The garden is south facing and fully enclosed , Its low maintenance and family friendly with space for a greenhouse or veg patch. There is a patio to enjoy barbecues and outside dining.

There is also single garage and solar panels.

Brundall is a vibrant village and benefits from an active community, having a village shop, chemist, chinese takeaway, supermarket, diy store and coffee shop as well as chip shop and some great local pubs.

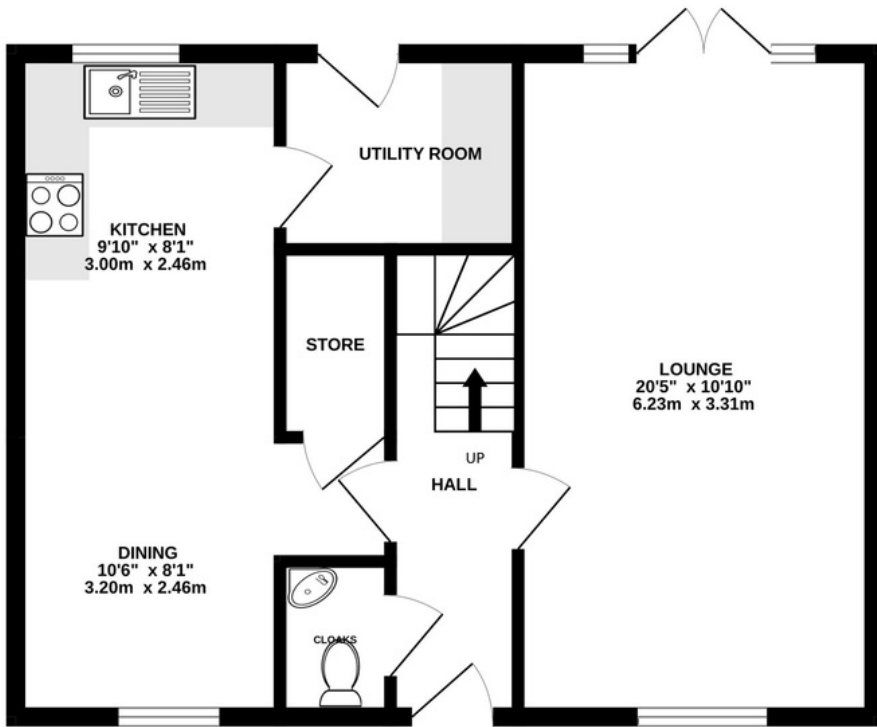
There is a village school, doctors surgery and dentist all within walking distance of the centre of the village and within walking distance of the property. Brundall train station has direct trains into Norwich.

Leisure wise there is a children's park a short walk from the property as well a local marina.

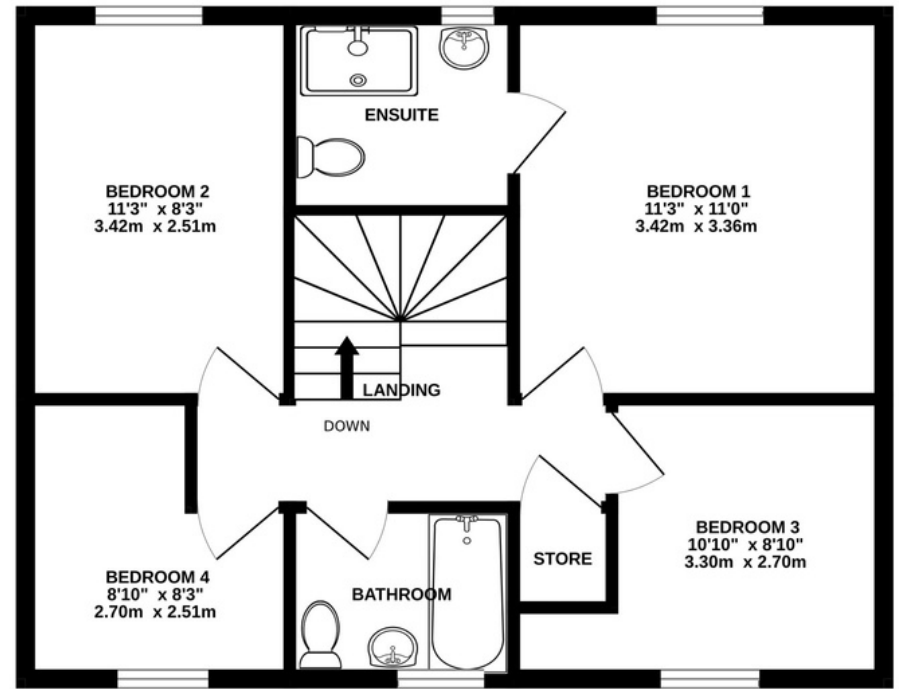




**GROUND FLOOR**  
540 sq.ft. (50.2 sq.m.) approx.



**1ST FLOOR**  
540 sq.ft. (50.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1080 sq.ft. (100.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any