



Maurecourt Drive, Brundall, Norwich, NR13 5SE

welcome to

Maurecourt Drive, Brundall Norwich

THIS IMMACULATELY PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE is located within the sought after village of Brundall with good transport links and easy access into Norwich itself, The property benefits from driveway providing off road parking. ** Viewings are highly recommended!! **



Entrance Hall

Door to front, laminate flooring and radiator.

Cloakroom

Wash hand basin, wc, radiator and window to front.

Lounge

14' x 13' (4.27m x 3.96m)

French doors to rear garden, understairs storage cupboard, radiator and laminate flooring.

Kitchen

9' 10" x 6' 1" (3.00m x 1.85m)

Window to front, wall & base units, work surfaces, one & a half bowl stainless steel sink/ drainer, tiled splashbacks, integrated washing machine, integrated dish washer, space for fridge/ freezer, gas hob, electric oven, cooker head, central heating boiler and laminate flooring.

First Floor Landing

Carpeted floor and loft hatch.

Bedroom One

13' 1" x 8' 11" (3.99m x 2.72m)

Window to rear, carpeted floor and radiator.

Bedroom Two

13' x 8' 5" (3.96m x 2.57m)

Window to front, built in cupboard, carpeted floor and radiator.

Bathroom

Bath with shower above, wash hand basin, wc, partially tiled walls, extractor fan and window to side.

Exterior

To the front, there is a dropped kerb giving access to the driveway.

To the rear, there is a fully enclosed garden mainly laid to lawn with patio area and timber shed.



view this property online williamhbrown.co.uk/Property/NOR141922



welcome to

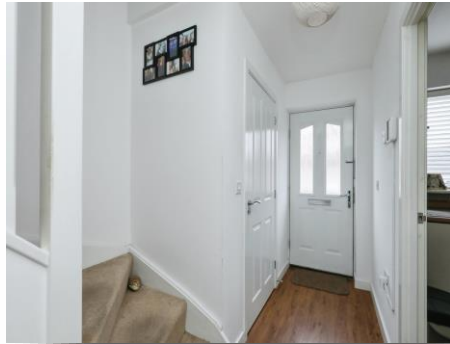
Maurecourt Drive, Brundall Norwich

- Two double bedrooms
- Off-road parking
- Easy access to the city centre
- Cloakroom & bathroom
- Immaculately presented

Tenure: Freehold EPC Rating: B

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR141922](https://www.williamhbrown.co.uk/Property/NOR141922)



Property Ref:
NOR141922 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)