



Page Road, Brundall, Norwich, NR13 5QP

welcome to

Page Road, Brundall Norwich

A BEAUTIFULLY PRESENTED, FULLY REFURBISHED & REMODELED TWO BEDROOM SEMI-DETACHED BUNGALOW situated in a quiet cul de sac position on a generous corner plot on the Eastern fringe of sought after Broads village. It is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are recommended **



Entrance Hall

Lounge/ Family Area

17' 7" x 10' 11" (5.36m x 3.33m)
open plan into kitchen:-

Kitchen

8' 8" x 8' 11" (2.64m x 2.72m)

Principal Bedroom

15' 6" x 8' 8" (4.72m x 2.64m)

Bedroom Two

11' 2" x 10' 11" (3.40m x 3.33m)

Shower Room

Exterior

To the front, there is a graveled driveway providing plenty of off-road parking for numerous vehicles as well as a turning area.

To the rear, there is a regrassed garden with a pergola, contemporary fencing and a decking area accessed via the lounge/ family room.



view this property online williamhbrown.co.uk/Property/NOR142080



welcome to

Page Road, Brundall Norwich

- Beautifully presented and contemporary style semi-detached bungalow
- Exception living accommodation
- Corner plot location in quiet cul de sac
- Open plan lounge/ family room accessing the garden
- Large driveway

Tenure: Freehold EPC Rating: E

offers in excess of

£280,000



view this property online williamhbrown.co.uk/Property/NOR142080

Please note the marker reflects the
postcode not the actual property



Property Ref:
NOR142080 - 0002

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