









welcome to

Oakdale Road, Brundall Norwich

*** A SUPERB AND EXCEPTIONALLY SPACIOUS FOUR BEDROOM EXECUTIVE HOUSE set in a stunning elevated location in a quiet, tucked away cul de sac. This family home is within walking distance of a village school, rural walks, two train stations, supermarkets & great access to the A47. ***













Entrance Hall Cloakroom

Wash hand basin and wc.

Lounge

21' 3" x 11' 4" (6.48m x 3.45m)

Bay window to front aspect and feature fireplace.

Kitchen/ Dining/ Family Room

15' max x 11' 11" max (4.57m max x 3.63m max) Fully fitted range of eye & base level kitchen units, built in oven, wine cooler, space for fridge/ freezer, plumbing for dishwasher, plumbing for washing machine, window to front and double doors to conservatory:-

Conservatory

21' 3" x 7' 10" (6.48m x 2.39m)

UPVC construction with glass roof and door to side with views over the garden.

Utility Room

5' 8" x 8' 5" (1.73m x 2.57m)

Housing plumbing for washing machine, gas fired boiler and door to garden.

First Floor Landing

Airing cupboard.

Bedroom One

20' 9" x 9' 3" (6.32m x 2.82m)

Two built in double wardrobes and door to ensuite:-

Ensuite

Shower cubicle with inset mains fed shower, wash hand basin, wc, radiator and window to side aspect.

Bedroom Two

12' 4" x 11' 5" (3.76m x 3.48m)

Window to rear aspect and radiator.

Bedroom Three

11' 5" x 8' 6" (3.48m x 2.59m)

Window to rear aspect and radiator.

Bedroom Four

8' 6" x 8' 3" (2.59m x 2.51m)

Window to front aspect and radiator.

Bathroom

Paneled bath, wash hand basin, wc, tiled splashbacks, radiator and window to front aspect.

Exterior

The property occupies a unique, elevated location with banked front garden and mature shrub beds & trees. The driveway leading in turn to garage with twin up & over doors.

The rear garden has a good sized rear garden, mainly laid to lawn with raised sleeper edge flowerbeds, a corner pergola with patio area, shrub beds & trees and enclosed by fencing.





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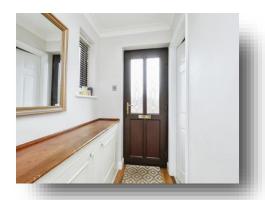
Oakdale Road, Brundall Norwich

- Superb four bedroom executive family home
- Unique elevated location
- Set in a quiet cul de sac
- Sought after east city village
- Brilliant range of local amenities

Tenure: Freehold EPC Rating: D

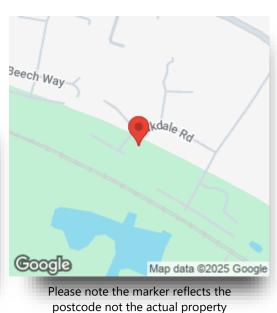
offers in excess of

£420,000









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Property Ref: NOR141076 - 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.





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