



Oakdale Road, Brundall, Norwich, NR13 5AF

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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141076 - 0002

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