



Clovelly

4 Strumpshaw Road, Brundall, NR13 5TA

BROWN & CO



Clovelly, 4 Strumpshaw Road, Brundall, NR13 5TA

A fine detached family home dating to Edwardian times with later additions, being beautifully positioned and well set back from the road in the sought after Broadland village of Brundall. Five bedrooms, charming principal rooms, landscaped gardens, extensive parking and double garage.

Acreage – 0.188 acres (stms)

£750,000



DESCRIPTION

Clovelly dates to Edwardian times with later additions and represents a wonderful opportunity for a wide variety of buyers keen to establish themselves in a popular Broadland village within striking distance of Norwich and the Norfolk Broads.

A main feature of the house is the highly attractive façade, principally of red brick construction, with rendered brick dressings under a double roman tile roof and stands particularly well within its plot being well set back from the road and beautifully bordered, providing a great deal of privacy from neighboring properties.

Clovelly is approached at the front into a spacious hall providing access to the principal ground floor rooms. The southerly facing drawing room is a charming space with fitted cabinetry and a delightful fireplace housing the log burner and there is access provided via double doors onto the terrace. This theme continues into the kitchen breakfast room which certainly acts as the focal point to the house with its 'shaker' style kitchen and integrated appliances under granite worktops. There is space here for a range cooker whilst a further log burner is tucked away in the breakfast area.

Further ground floor rooms comprise a snug, playroom/dining room, cloakroom and there is access into the cellar off the hall.

The attractive Edwardian staircase flows up to a central landing providing access to four double bedrooms and the four piece family

bathroom; an outstanding component of the whole. All rooms are beautifully decorated and provide charming views over the gardens and grounds. The second floor leads up to a further shower room, and double bedroom with fitted cabinetry on the second floor.

The gardens and grounds are a major feature of the house being approached at the front into a shingled driveway with hardstanding for a large number of vehicles leading up to the double garage. There is a side access beautifully approached through a brick arch with timber gate, passing a side access to the main house and onto the terrace at the rear.

The terrace flanks the house beautifully with space for any occasion, the main seating is positioned off the drawing room with the majority of the gardens being laid to lawn and lead up to the mature boundary with a good range of young trees and hedging which form the boundary. There is also a shed which is included in the sale.

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Local authority – Broadland District Council. Council tax band – G

LOCATION

Brundall is a popular village, just off the A47 between Norwich and Acle to the east of Norwich and ideally located for access to the Norfolk Broads, Great Yarmouth, and the coast. Brundall rail station is only a 10-minute walk from the property via a footpath. Within the village an

excellent range of amenities include a post office and convenience store, primary school, fish & chip shop, public house, and there is a camping/garden centre and a golf driving range with a 9-hole golf course in the nearby village of Blofield.

DIRECTIONS

Proceed out of Norwich on the Yarmouth Road which merges with the A47 trunk road. Continue towards Brundall and at the first roundabout take the third exit into Cucumber Lane. Continue into Brundall and carry on along The Street, go over the mini-roundabout and the entrance for the property will be on the right-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

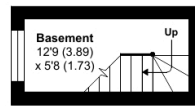
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



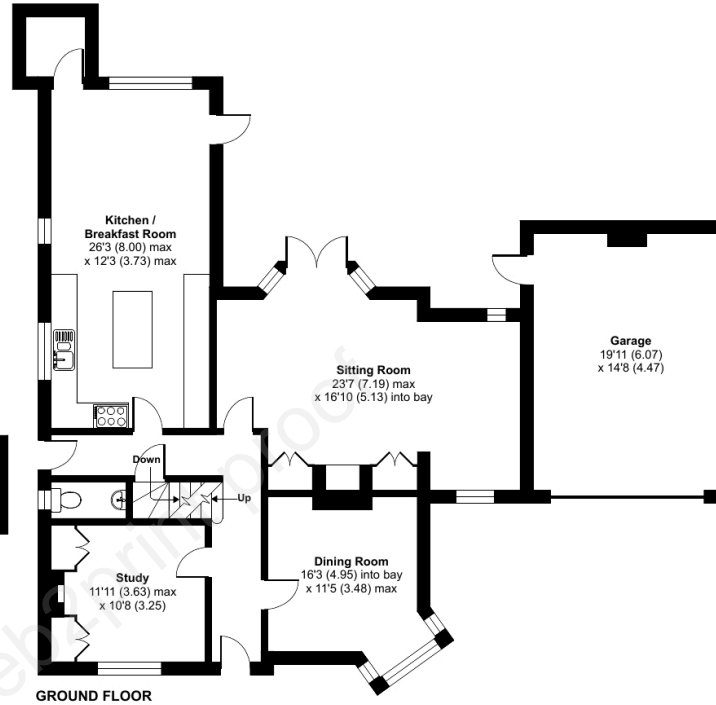




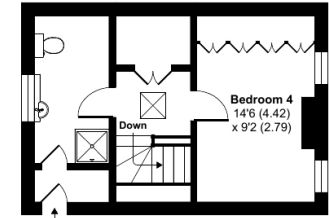
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		



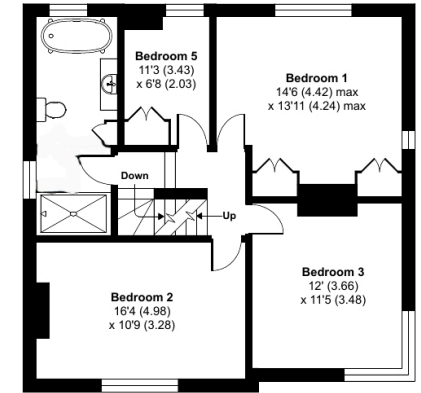
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1185561

Strumpshaw Road, Brundall, Norwich, NR13

Approximate Area = 2313 sq ft / 214.9 sq m
 Garage = 293 sq ft / 27.2 sq m
 Total = 2606 sq ft / 242.1 sq m

For identification only - Not to scale

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