



23 Station New Road
Brundall, Norwich, NR13 5PQ

BROWN & CO



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A superb modern six-bedroom house in a tranquil location within proximity to Brundall Broad.

Acreage: 0.36 (stms)

£1,100,000



DESCRIPTION

No. 23 Station New Road comprises an executive detached five/six-bedroom family home, built in 2017 and designed in a distinctive, modern style with rendered brick elevations and striking aluminum windows, with the whole enjoying a superb plot of 0.36 acres (stms).

The property is approached at the front into a spacious reception hall which enjoys access to the principal rooms on the ground floor, a delightful staircase acts as the focal point to this lovely light and airy space. The sitting room with an attractive log burner benefits from floor to ceiling bi-fold doors which flow out to the terrace where entertaining was at the forefront of the design in respect of the low maintenance rear garden.

The open-plan kitchen dining room features an excellent range of integrated appliances and features a kitchen island with an induction hob and quartz worktops. Further rooms to the ground floor include a utility room with access to the double garage, cloakroom, and study.

The extensive bedroom accommodation is located off the main landing across the first and second floors. There are six bedrooms in total with a bathroom on the first floor and a shower room on the second. The bedrooms are all a good size and with en-suite facilities for both the principal bedroom and guest bedroom

together with fitted wardrobes providing any prospective buyer with a great deal of versatility.

No. 23 Station New Road is approached via a private driveway which serves five properties. The house features a drive with open double car port with a useful store and a double garage with electric roller door, there is parking available here for several vehicles. The gardens and grounds have been lovingly tended since ownership began in 2018. There are a wonderful range of raised rendered beds offering a delightful mixture of palm trees and attractive shrubs which enjoy all year-round color. The main gardens offer minimal maintenance with an attractive terrace which sweeps across the rear façade, a major feature of the gardens is the sunken bbq area with bar area.

There is also a striking timber framed outbuilding which could be used for a number of purposes but is currently enjoyed as a gym and has power and electricity with spotlights.

Services – Main's water, mains drainage, mains electricity, air source heat pump. Under floor heating on the ground floor.

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 Station New Road is on the right-hand side. The property is positioned on the right hand side towards the end of the road.

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.

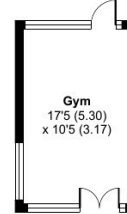
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



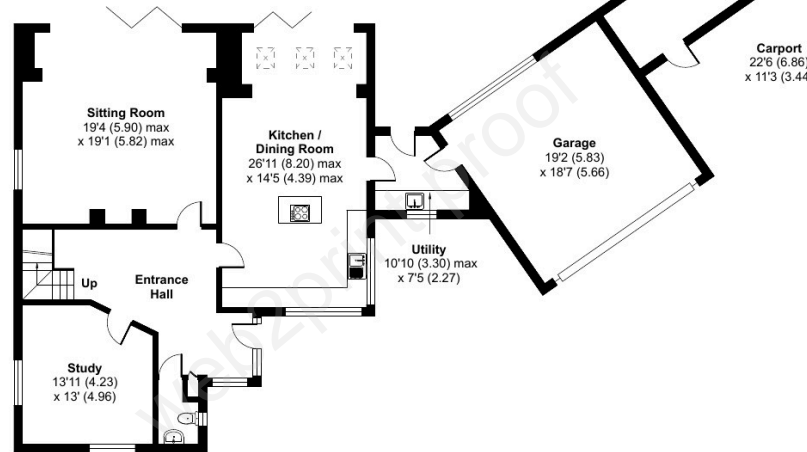




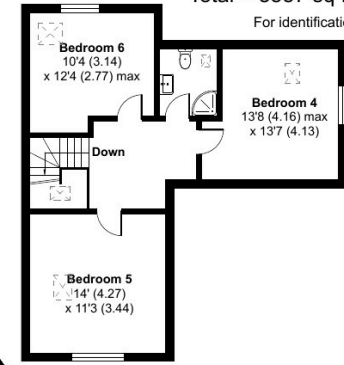
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



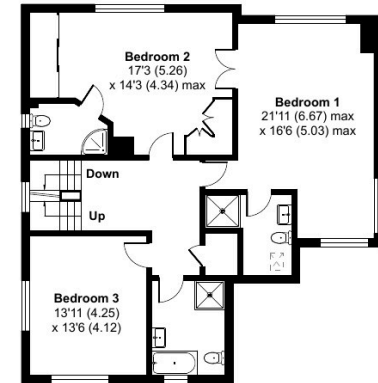
OUTBUILDING



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhcom 2025. Produced for Brown & Co. REF: 1282981

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Approximate Area = 3001 sq ft / 278.8 sq m (excludes carport & store)

Garage = 355 sq ft / 32.9 sq m

Outbuilding = 181 sq ft / 16.8 sq m

Total = 3537 sq ft / 328.5 sq m

For identification only - Not to scale

IMPORTANT NOTICES

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