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## 54 Springdale Crescent Brundall, NR13 5RA

- SEMI-DETACHED BUNGALOW
- EXCELLENTLY PRESENTED
- LOVELY GARDENS
- GAS CENTRAL HEATING SYSTEM
- PLENTY OF PARKING ON DRIVE
- FITTED KITCHEN & UTILITY
- DOUBLE GLAZING THROUGHOUT
- CONSERVATORY
- BROADLAND LOCATION
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION in DETAIL

### ENTRANCE HALL

Through the modern part-glazed front door into your Entrance Hall. Laminate flooring is laid underfoot, there's a handy storage cupboard and your boarded loft is accessed here complete with a new ladder; doors lead off to your Bathroom, Master Bedroom and ...

### LIVING ROOM 4.67m x 3.60m (15' 4" x 11' 10")

Located centrally, your Living Room features two radiators, laminate flooring, a fireplace and French doors lead out to your Conservatory with views to your Garden beyond. A door leads you into a super little room, ideal as a Single Bedroom/Home Office/Study. A set of glazed double doors lead you in to your ...

### KITCHEN 5.18m x 1.90m (17' x 6' 3")

Your Kitchen is located at the front part of the Bungalow and features a huge panoramic uPVC sealed unit double glazed window overlooking your front Garden. A range of base and wall units are fitted to two walls complete with maple effect flat fronted doors and drawers with a black roll edge worktop over. Attractive tiling has been applied as a splashback and integrated appliances include an electric hob with extractor over and oven below while your stainless-steel sink is located under your window. Wood laminate is laid to floor and ample space is provided for your fridge freezer, automatic washing machine or dishwasher. Your part glazed back door leads you out to the side of the Bungalow.

### UTILITY ROOM 1.62m x 1.55m (5' 4" x 5' 1")

A handy little room to keep all your domestic items in one room and features a uPVC sealed unit double glazed window, laminate floor and your central heating boiler is housed here.

### BEDROOM 2 / HOME OFFICE / STUDY 3.11m x 1.55m (10' 2" x 5' 1")

Located off the Living Room, this room has multiple uses, a good sized single Bedroom, Office? ... you choose. Features a uPVC sealed unit double glazed window with rear Garden views, radiator and laminate floor.

### CONSERVATORY 3.19m x 2.70m (10' 6" x 8' 10")

Enjoy stunning views over your rear Garden through the uPVC sealed unit double glazed windows on all sides of your beautiful Garden Room. French doors lead outside and rustic ceramic tiling has been laid to floor. The perfect place to sit and unwind.

### MASTER BEDROOM 3.60m x 2.90m (11' 10" x 9' 6")

Located at the rear of the Bungalow, your master Bedroom features a uPVC sealed unit double glazed window, wood laminate flooring and a radiator. There's also quality Schreiber built in wardrobes fitted here.

### BATHROOM 1.95m x 1.66m (6' 5" x 5' 5")

Modernised and upgraded in a contemporary style, your Bathroom features a suite comprising of a 'P' shaped whirlpool bath with shower and screen over, a vanity sink and low level WC. Beautiful aquaboard has been applied to the walls, tiling is laid to floor and an opaque uPVC sealed unit double glazed window. Wallow in luxury

## OUTSIDE

### FRONT GARDEN & DRIVEWAY

A new picket style fence with personal and vehicular gates has been erected at the end of your large shingle Driveway. A path leads to your front door, there's a lawned area and borders are packed with mature and exotic trees, plants and shrubs. There are storage sheds and a path leads you to the side of the property.

### REAR GARDEN

Your enclosed rear Garden is very private and mainly laid to lawn with borders also packed with plants. There's a patio, perfect for sitting out or even a spot of alfresco dining.

### Council Tax

Broadland Band B

## SUMMARY

If you are looking for the perfect one storey home which needs nothing in a Broadland Village, then look no further.

Come take a look, give us a call today.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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# A BEAUTIFUL SEMI-DETACHED BUNGALOW in SOUGHT AFTER BROADLAND VILLAGE

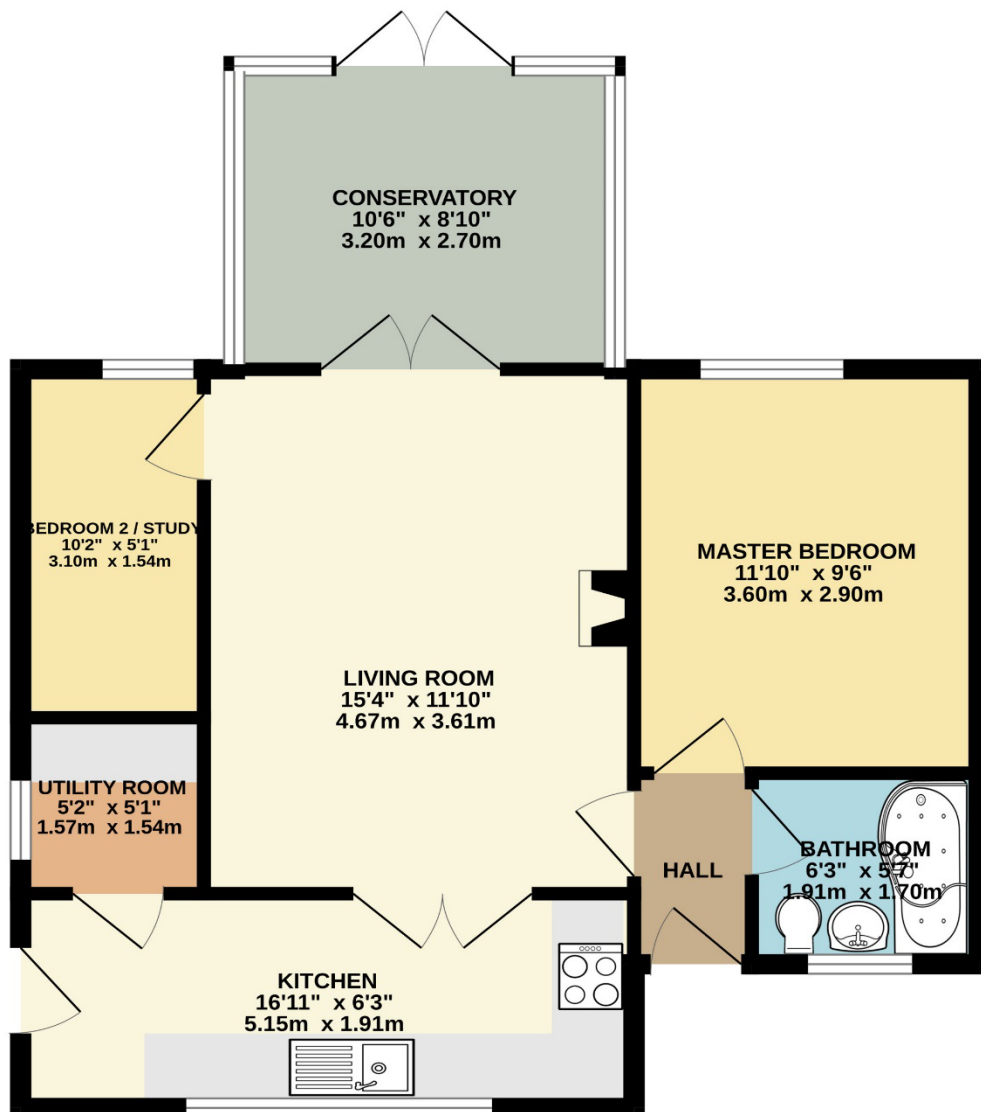
We are delighted to offer for sale this one Double/one Single Bedroom Bungalow semi-detached bungalow which stands proud on this pleasant Crescent in the village of Brundall. Sat on a large plot your accommodation comprises of a Hallway with new ladder to your boarded loft, Living Room with French Doors leading to your Conservatory, there's also a fitted Kitchen with separate Utility, a Master double, a single Bedroom/Study/Home Office and luxury Bathroom. All this with the creature comforts of Gas central heating and double glazing throughout, plenty of parking and beautiful rear Garden

## MANY NEW UPGRADES | NO ONWARD CHAIN

### LOCATION AND AMENITIES

Springdale Crescent is a pleasant neighbourhood located in the Broadland Village of Brundall. Brundall is an attractive riverside village located between Norwich and Great Yarmouth nestled on the River Yare. The village features plenty of local amenities such as shops, doctors, places of worship, pubs and restaurants. Norfolk's superb local and national public transport network are all close at hand allowing access right across the County.

**Contact:** The ONE ONLINE Team | **Mobile:** 07787 436600 | **e-mail:** [info@one-estates.co.uk](mailto:info@one-estates.co.uk)



54 SPRINGDALE CRESCENT, BRUNDALL

TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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