



Braydeston Crescent, Brundall, Norwich, NR13 5LD

welcome to

Braydeston Crescent, Brundall, Norwich

Three-bedroom home with spacious lounge, recently re-felted roof (£9,000) and a versatile 22 sq. m. front-access car port offering excellent potential to create additional living space and add value.



Description

An excellent opportunity to acquire this well-presented three-bedroom home, offering generous accommodation, significant recent improvements and exciting scope to add further value.

The ground floor comprises an entrance hall, a spacious 19ft lounge and a fitted kitchen overlooking the rear garden. Upstairs, there are two well-proportioned double bedrooms, a third bedroom ideal as a nursery or home office, and a family bathroom.

A standout feature is the substantial attached car port, measuring approximately 22 sq. m. (237 sq. ft.). Subject to any necessary permissions, purchasers may wish to explore converting this space into additional living accommodation, such as a family room, home office, gym or ground-floor bedroom. With an estimated conversion cost of around £15,000-£25,000, this presents a highly affordable opportunity to significantly increase the property's living space and future value.

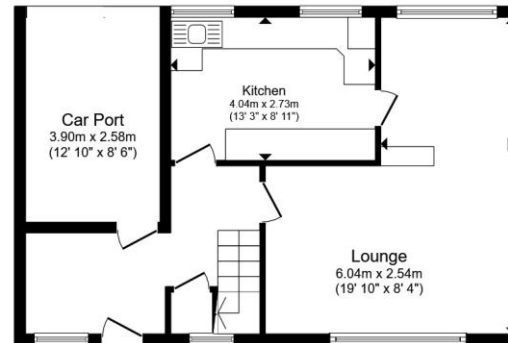
The current vendors have also confirmed that the roof was completely re-felted last year at a cost of approximately £9,000, providing valuable peace of mind and reducing the likelihood of major expenditure for the next owners.

Combining comfortable accommodation, a recently replaced roof and genuine extension potential, this property represents an ideal purchase for first-time buyers, families and investors alike.

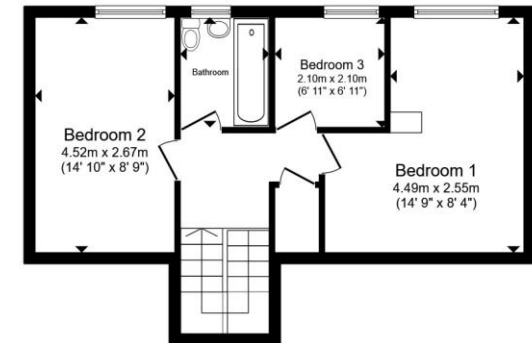
Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Ground Floor



First Floor

Total floor area 90.7 m² (977 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Braydeston Crescent, Brundall, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Desirable village location
- Three-bedroom family home with two double bedrooms
- 22 sq. m. front-access car port with conversion potential (STPP)
- Roof re-felted in 2025 at a cost of approximately £9,000

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR145089 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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