



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2024  
**EXCELLENT**  
SALES  
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**OnTheMarket**

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# 94 The Street, Brundall, Norfolk, NR13 5LH

This stunning detached period residence offers an exceptional blend of character, space and versatility, perfectly suited to modern family living having been substantially improved and extended since 2019. Occupying an enviable central position in the heart of the riverside village of Brundall, set on the northern bank of the River Yare, the property enjoys gateway access to the natural beauty of the southern Norfolk Broads.

Brundall is ideal for those seeking life by the water, whether for peaceful retreat or outdoor recreation, while remaining superbly connected to the local amenities that include the primary school and medical practice, Co-Op food stores, village hall, pubs, cafes and restaurants.

Set within grounds approaching half an acre, the property is approached via a sweeping horseshoe in-and-out driveway, providing extensive off-road parking and access to a double garage. The wrap around garden is are beautifully maintained and thoughtfully arranged, featuring mature planting, raised beds, vegetable garden with a greenhouse and a charming walled garden, creating a private haven for wildlife, keen gardeners and outdoor entertaining alike.





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- INSTALLED SOLAR PANELS
- DETACHED PERIOD PROPERTY
- PLOT APPROACHING HALF OF AN ACRE

- FOUR RECEPTIONS, FOUR BATHROOMS
- OFF-ROAD PARKING & DOUBLE GARAGE
- FIVE BEDROOMS, TWO WITH EN-SUITES

- STUNNING PRESENTATION THROUGHOUT
- SPACIOUS & VERSATILE ACCOMMODATION
- BEAUTIFULLY MAINTAINED WRAP AROUND GARDENS

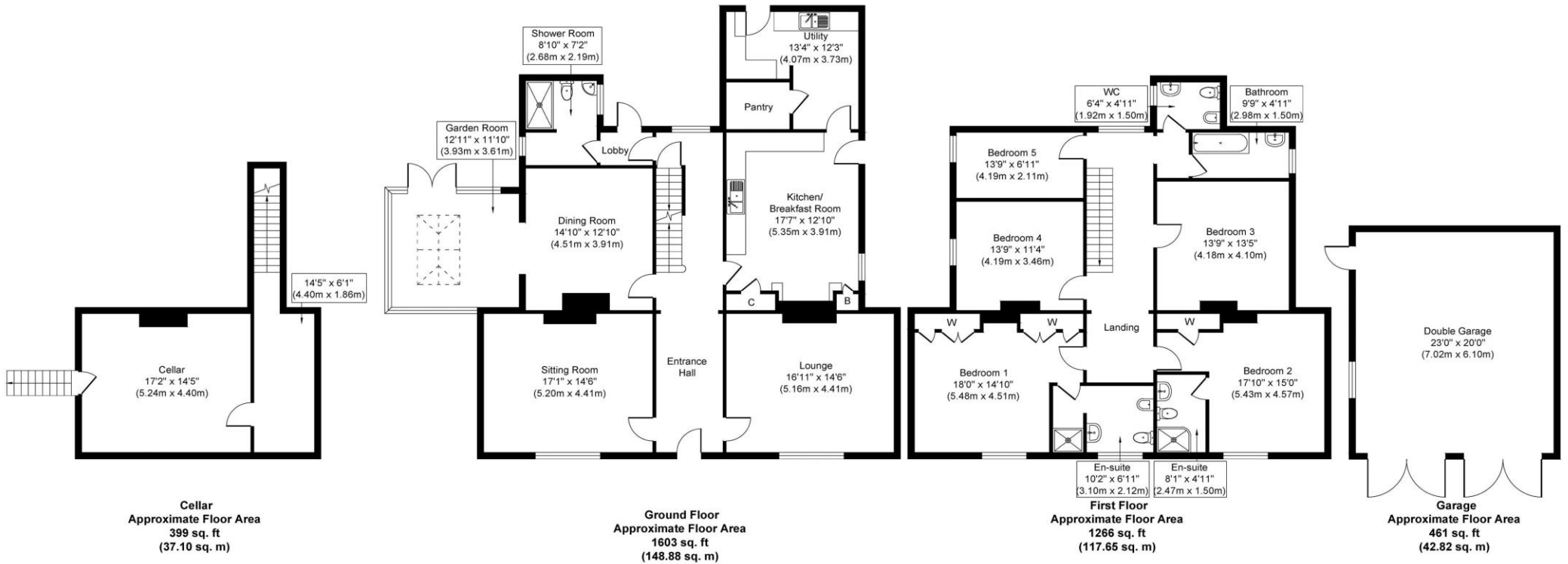
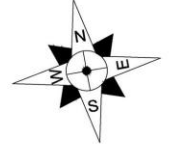
Internally, the home is immaculately presented throughout. A welcoming entrance hall leads to two elegant reception rooms, both benefitting from feature fireplaces. The kitchen breakfast room, complete with range oven, is complemented by a separate utility room with walk-in pantry. A rear lobby provides access to a ground floor shower room, while a formal dining room flows seamlessly into a superb garden room, flooded with natural light and opening onto the rear garden via double doors. A cellar further enhances the practicality of the home. To the first floor, a generous landing leads to five well-proportioned bedrooms, two of which enjoy built-in storage and en-suite shower rooms, in addition to a family bathroom and separate WC.

The lifestyle on offer is equally compelling. The property sits on the fringe of the Mid Yare National Nature Reserve, within half a mile of Brundall Gardens and Brundall stations, both offering direct services to Norwich, Great Yarmouth and Lowestoft. Also, within half a mile, dual carriageway routes provide straightforward access to the coast, making this an exceptional home combining countryside tranquility with everyday convenience.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>	78 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





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Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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