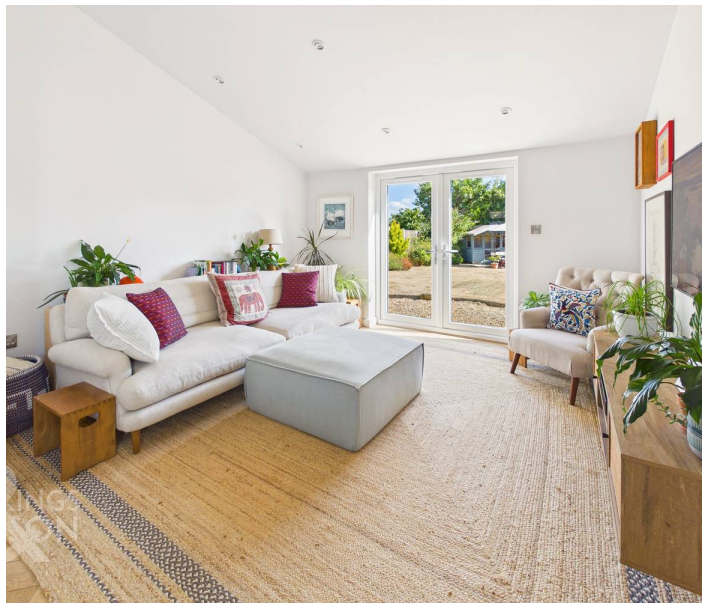
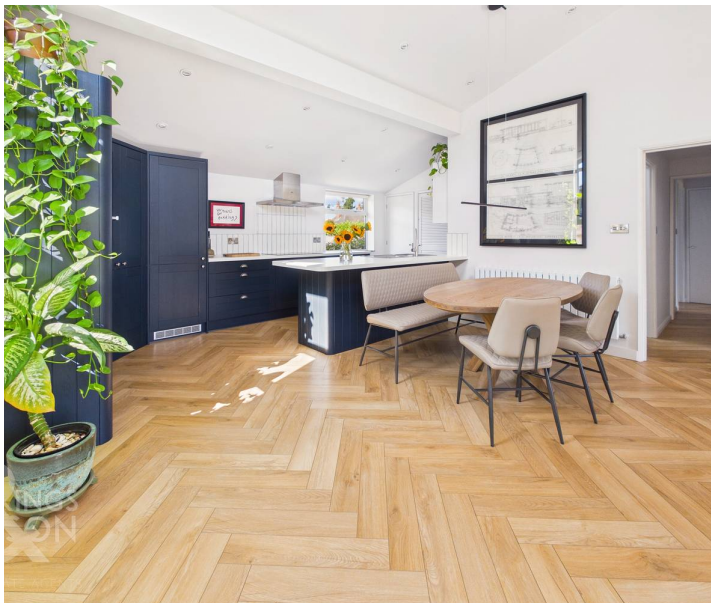
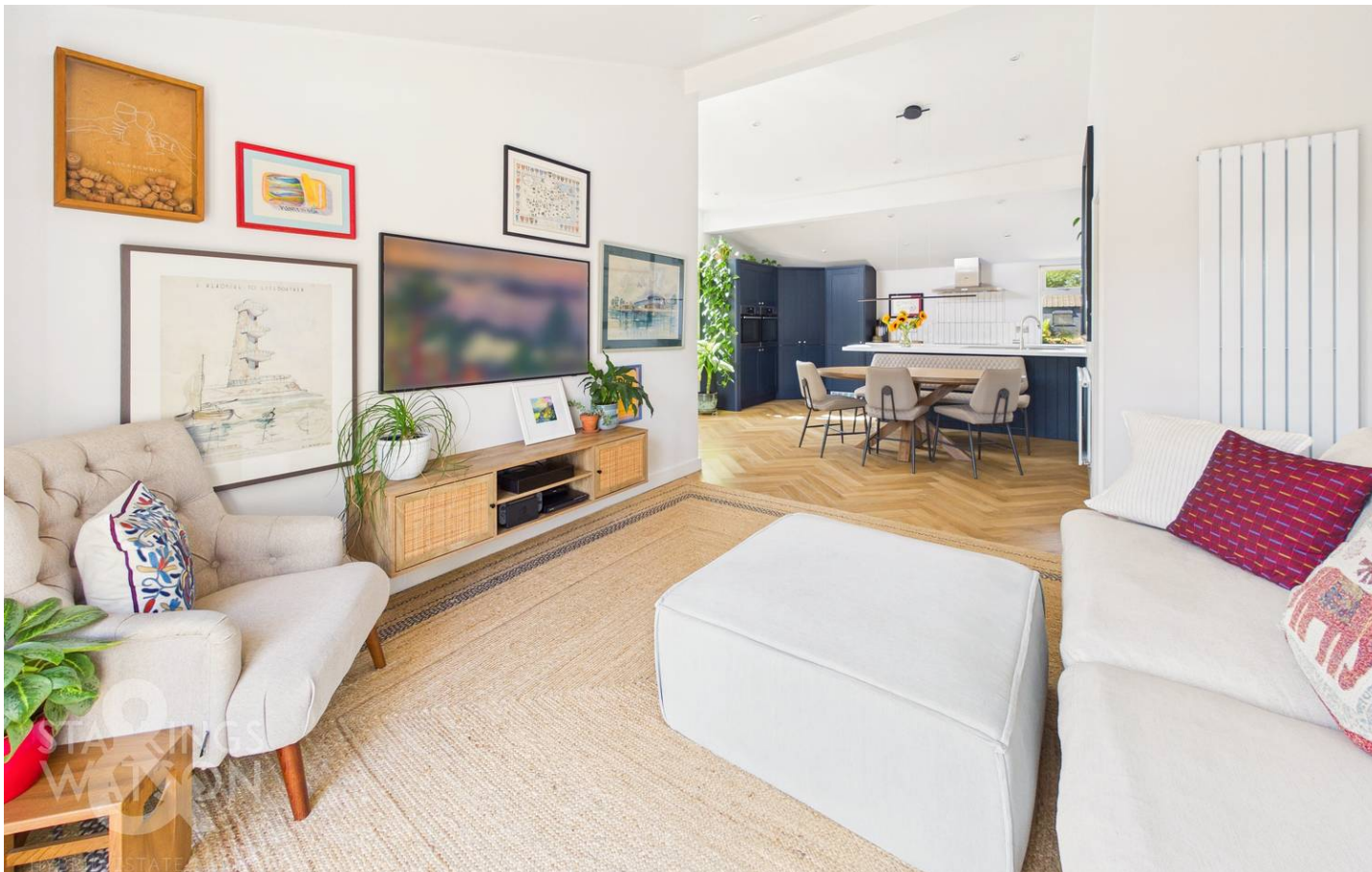




St. Michaels Way, Brundall - NR13 5PF



St. Michaels Way

Brundall, Norwich

This UPDATED and MODERNISED DETACHED BUNGALOW presents a superb blend of TRADITIONAL CHARACTER and CONTEMPORARY COMFORT, offering approximately 982 SQ. FT (stms) of thoughtfully designed internal living space. A FULL OVERHAUL OF THE ELECTRICS and PLUMBING ensures peace of mind for years to come, while the heart of the home is undoubtedly the impressive 30' OPEN PLAN KITCHEN, DINING and LIVING SPACE, all set beneath a striking VAULTED CEILING. The NEWLY INSTALLED KITCHEN features a stylish BREAKFAST BAR, INTEGRATED APPLIANCES, and practical PANTRY STORAGE, perfect for both everyday living and entertaining guests. THREE BEDROOMS each benefit from BUILT-IN WARDROBES and enjoy the airy feel of VAULTED CEILINGS, providing flexible options for family, guests, or a home office. The FAMILY BATHROOM boasts a luxurious RAINFALL SHOWER and quality fittings, completing the home's modern convenience. The outdoors truly come to life in the sizeable and well-stocked gardens, forming a GENEROUS 0.14 ACRE PLOT (STMS).

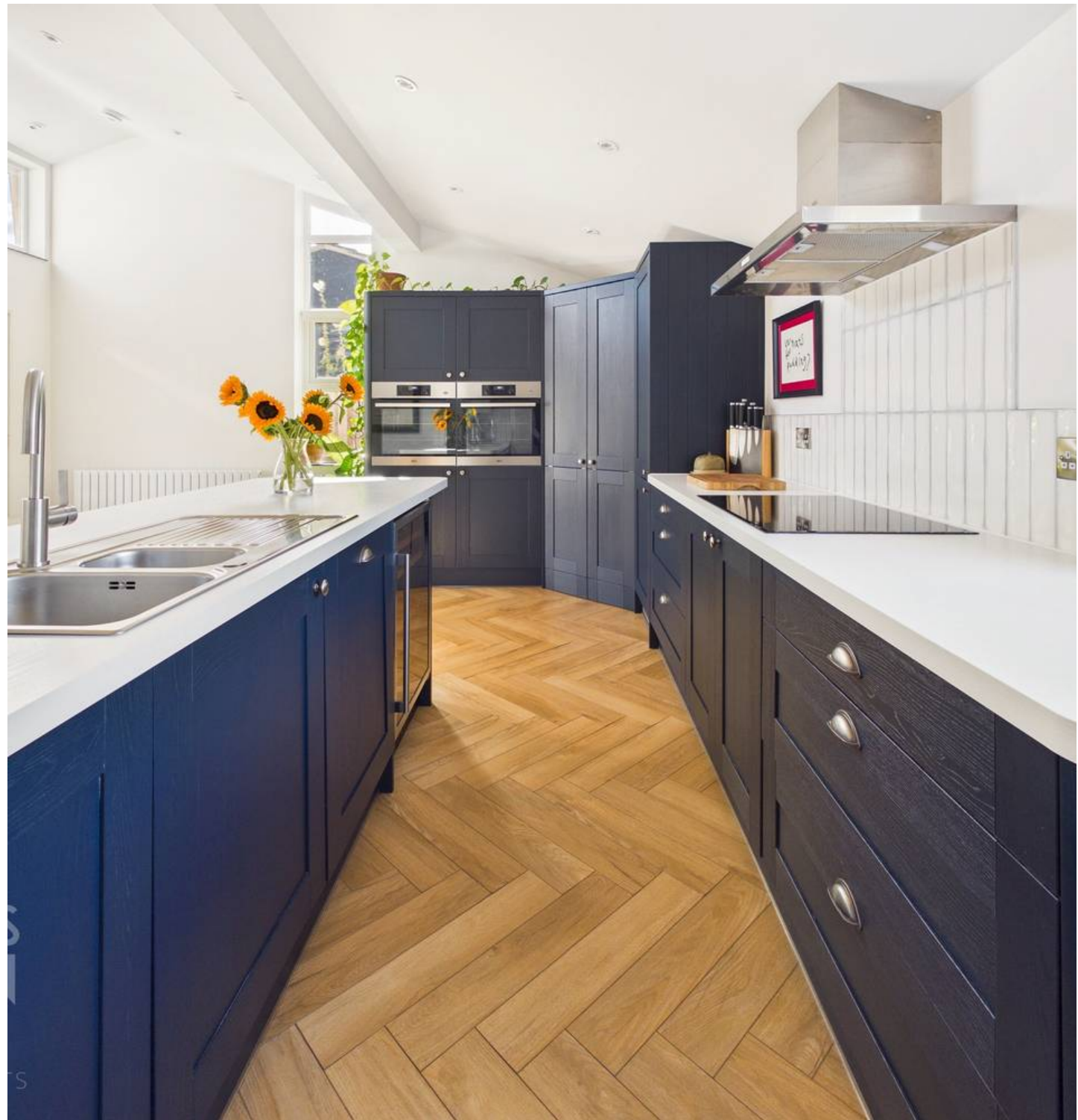
Step through FRENCH DOORS from the sitting room onto a sweeping shingled seating area, perfect for al fresco dining or relaxing with friends and family. The expansive lawn is bordered by a variety of mature shrubs, enclosed by TIMBER PANEL FENCING and hedging for both privacy and tranquillity. Practicality abounds with a GARAGE accessed via an up and over door to the front, featuring REAR INTEGRAL STORAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Updated & Modernised Detached Bungalow
- Full Overhaul of the Electrics & Plumbing
- Approx. 982 Sq. ft (stms) of Internal Living Space
- 30' Open Plan Kitchen, Dining & Living Space Sat Under a Vaulted Ceiling
- Newly Installed Kitchen with a Breakfast Bar, Integrated Appliances & Pantry Storage
- Three Bedrooms with Built-in Storage & Vaulted Ceilings
- Family Bathroom with a Rainfall Shower
- Sizeable & Well Stocked Gardens forming a 0.14 Acre Plot (stms)



The property is situated within the Broadland Village of Brundall. Located East of the City, excellent transport links via Road and Rail can be enjoyed. The Village itself has an abundance of amenities including Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is located close to the A47, but within a short walk of the local Co-op food store.

SETTING THE SCENE

Approached via a brick-weave driveway, double parking can be found at the front with access leading to the detached garage. The main gardens are laid to lawn with a variety of mature planting and shrubbery, along with timber fence boundaries to one side and a patio seating area extending from the principal bedroom French doors. A pathway takes you to the side of the property where the front door can be found, along with access to the garage.

THE GRAND TOUR

Stepping inside, the porch entrance is complete with tiled flooring underfoot and a door to the rear garden, with built-in storage shelving and access to the kitchen and beyond - fully open-plan and forming a kitchen, dining, and living space. Sat under a vaulted ceiling with recessed spotlighting, this light and bright living room offers triple aspect views to front, side, and rear, whilst French doors lead out to the rear garden. The seating area is finished with herringbone style wood effect flooring underfoot, with ample space for a dining table. The kitchen itself offers a fitted range of wall and base level units, including a peninsula island and breakfast bar, with integrated cooking appliances including an inset electric induction hob with extractor fan and twin built-in eye-level electric ovens. The storage cupboards include a useful pantry to one side, with integrated appliances including a fridge-freezer, dishwasher, and wine cooler. Further built-in storage is located to the far corner of the kitchen, whilst a door takes you to the inner hallway.

The three bedrooms all lead off, with useful built-in storage cupboards at the far end of the hallway, and access to the family bathroom. Having been re-fitted and modernised, the bathroom includes a hand wash basin and vanity storage cupboard with thermostatically controlled twin-head rainfall shower over the bath, and tiled flooring underfoot. The principal bedroom sits to the front with fitted carpet underfoot and a built-in storage recess, whilst French doors lead out to the front patio, and the vaulted ceiling above includes recessed spotlighting. The two remaining bedrooms sit to the rear, both enjoying vaulted ceilings, fitted carpet, and built-in wardrobes for storage.

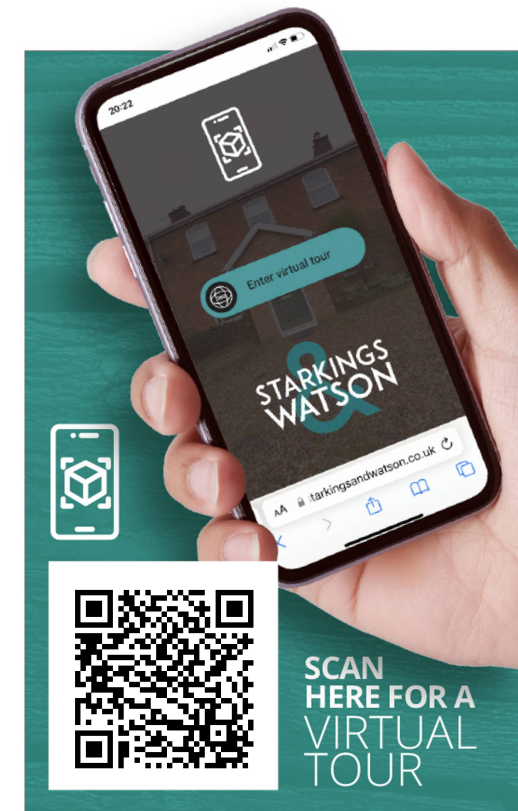
FIND US

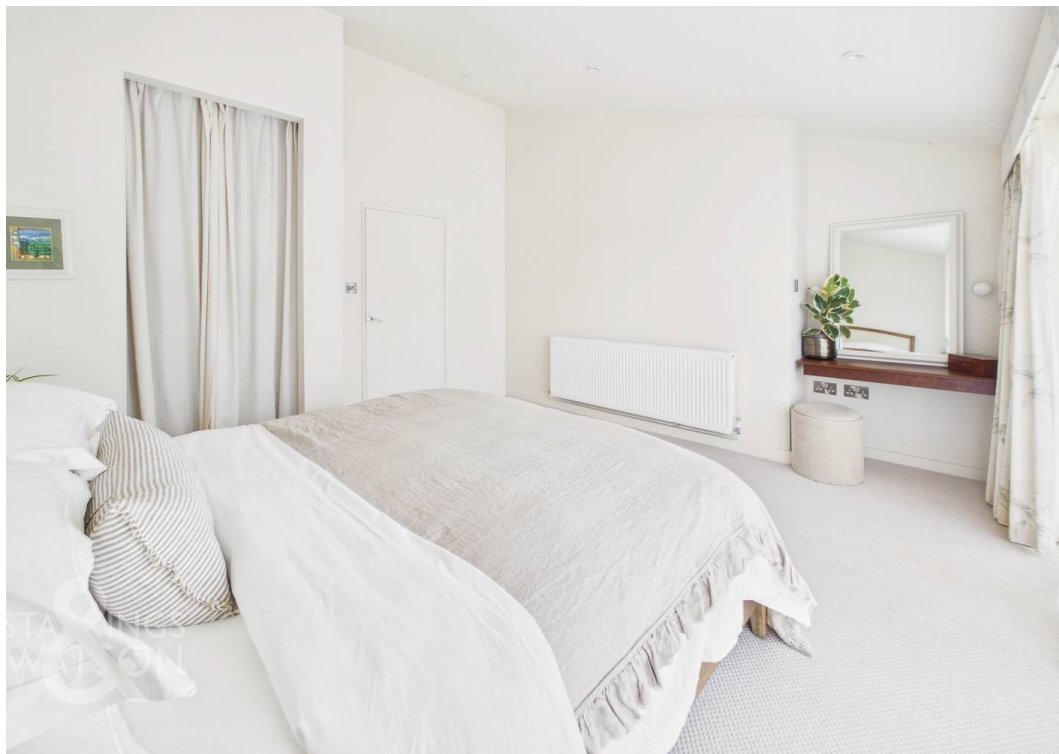
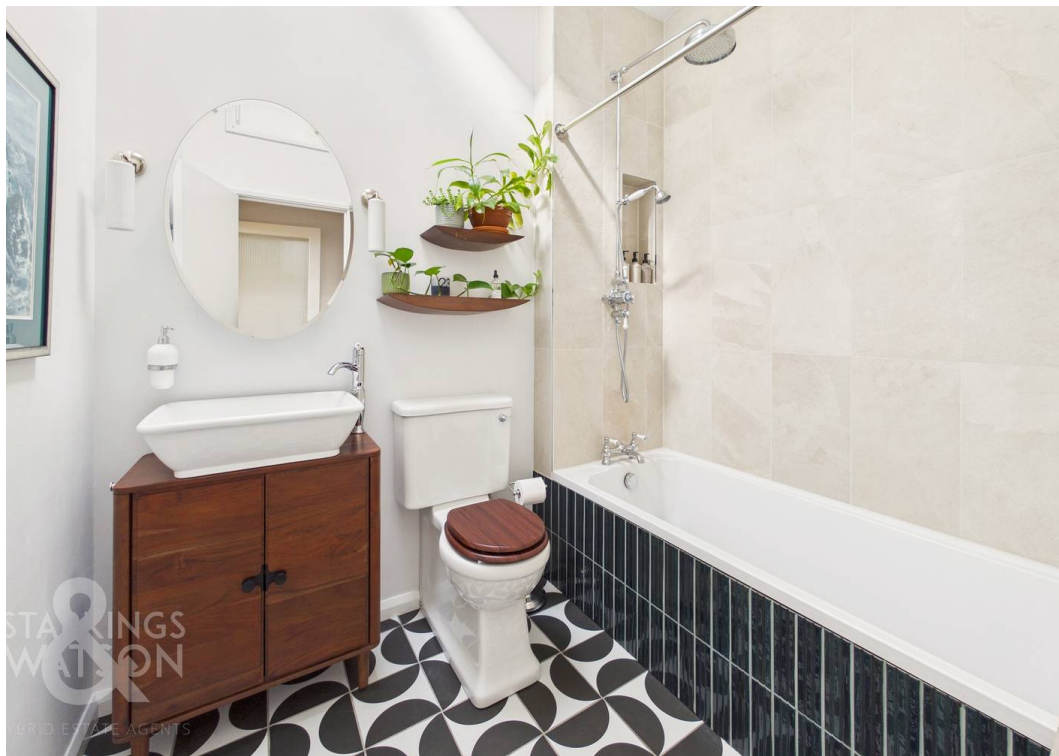
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What3Words : ///predict.handicaps.slogans

VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.



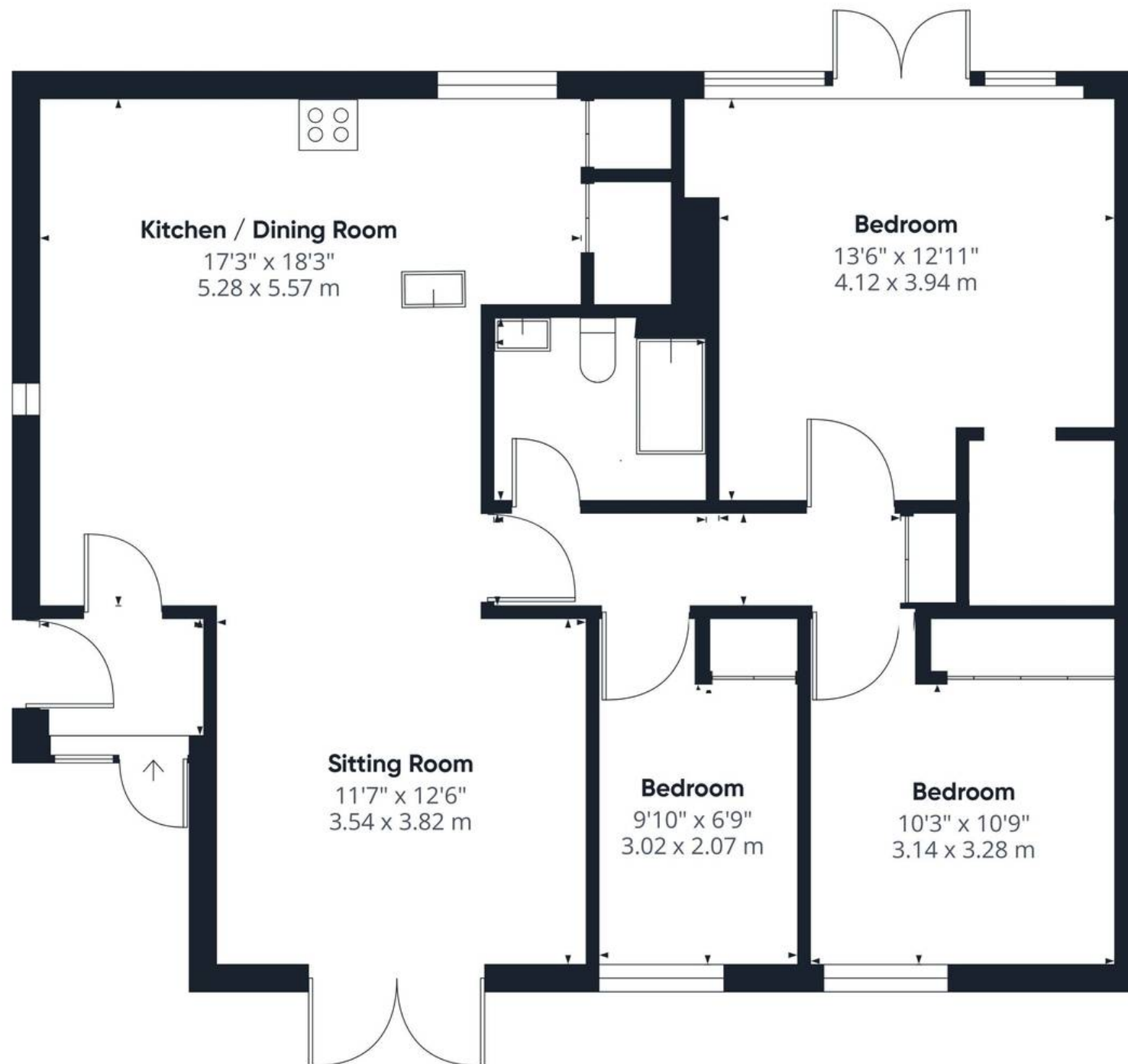




THE GREAT OUTDOORS

Heading outside, the rear garden offers a large lawned expanse with a sweeping shingled seating area directly from the sitting room French doors. Enclosed within timber panel fencing and mature hedging, the garden includes a range of planted shrubbery to the borders, and a further patio seating area to the far end, along with a timber-built summer house which is fully equipped with power, lighting, and Wi-Fi. The garage It's accessed via an up and over door to front, with a side access door, rear integral storage, power, Wi-Fi and lighting.





Approximate total area⁽¹⁾

976 ft²

90.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.