



Greenacre Close, Brundall - NR13 5QF

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HYBRID ESTATE AGENTS



## Greenacre Close

Brundall, Norwich

This well-presented semi-detached home is positioned within a peaceful CUL-DE-SAC, ideal for those seeking a quiet residential setting. The property welcomes you with a newly laid BRICK-WEAVE DRIVEWAY that provides ample off-road parking, leading to a practical porch entrance. Stepping inside, you are greeted by a SPACIOUS 17' SITTING ROOM, perfect for relaxing or entertaining guests. The FITTED KITCHEN is thoughtfully arranged with plenty of storage and worktop space, seamlessly connecting to a BRIGHT CONSERVATORY dining area that overlooks the rear garden. The home also benefits from a GARAGE CONVERSION, offering excellent potential for a home office, additional living space or BEDROOM with EN SUITE to suit your needs. Upstairs, there are TWO GENEROUS DOUBLE BEDROOMS, each offering comfortable accommodation and plenty of natural light, along with a RE-FITTED FAMILY BATHROOM. The interiors are complemented by low maintenance gardens, ensuring you can enjoy outdoor living without the upkeep, and there is a covered seating area as well as useful storage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Home
- Cul-De-Sac Setting
- Newly Laid Brick-weave Driveway
- Porch Entrance & 17' Sitting Room
- Fitted Kitchen & Conservatory Dining
- Potential Garage Conversion Part Completed
- Two Double Bedrooms
- Low Maintenance Gardens with Covered Seating & Storage

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

Occupying a cul-de-sac setting and approached via a brick-weave frontage, off road parking is provided for several vehicles, with access leading to the main property and gated rear garden.



## THE GRAND TOUR

Heading inside the porch entrance offers an ideal meet and greet space, with wood effect flooring and a recessed doormat along the front facing window and door to the main living space. Wood effect flooring continues to flow underfoot with stairs rising to the first floor landing and a door taking you to the kitchen and garage conversion. The kitchen is fully fitted with a u-shaped arrangement of wall and base level units with space for an electric cooker and general white goods including a fridge freezer, washing machine and dishwasher. Tiled splashbacks run around the work surface with tiled effect flooring underfoot and a door taking you to the conservatory - extending the living space with windows to side and rear. French doors lead out to the rear garden with ample space for soft furnishings or a dining table. The garage conversion is in the process of being completed, to be finished with a front facing window to create a room and storage cupboard.

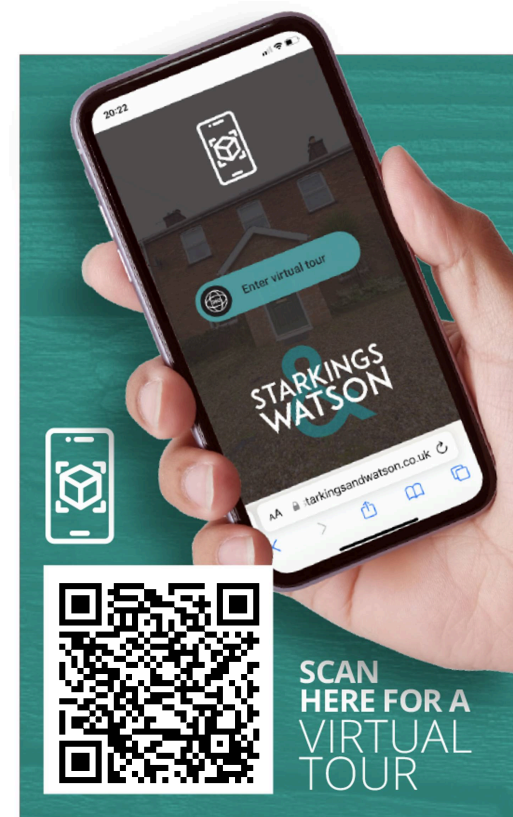
Heading upstairs, the carpeted landing includes a loft access hatch above with doors taking you to the two bedrooms and family bathroom. Both bedrooms are finished with fitted carpet and uPVC double glazing, with the rear bedroom including a built-in storage cupboard over the stairs. The family bathroom has been modernised and includes a white three piece suite with storage under the hand-wash basin, panelled bath with a thermostatically controlled twin head rainfall shower with a glazed shower screen and aqua board splash-backs.

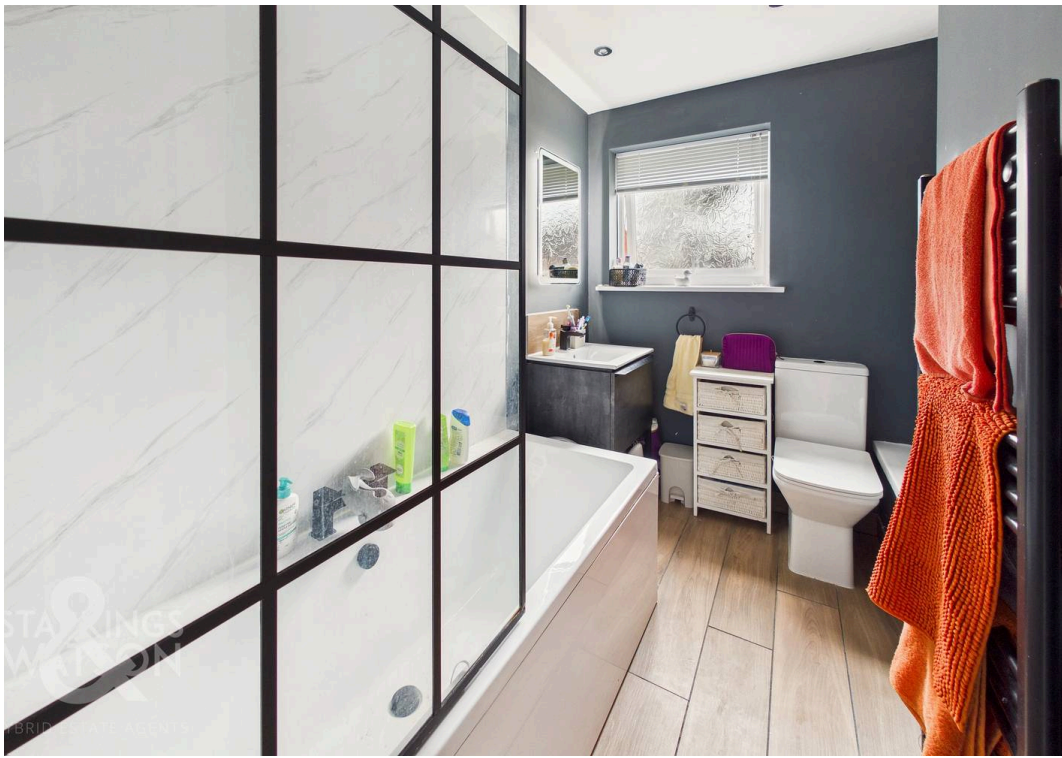
## FIND US

Postcode : NR13 5QF

## VIRTUAL TOUR

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

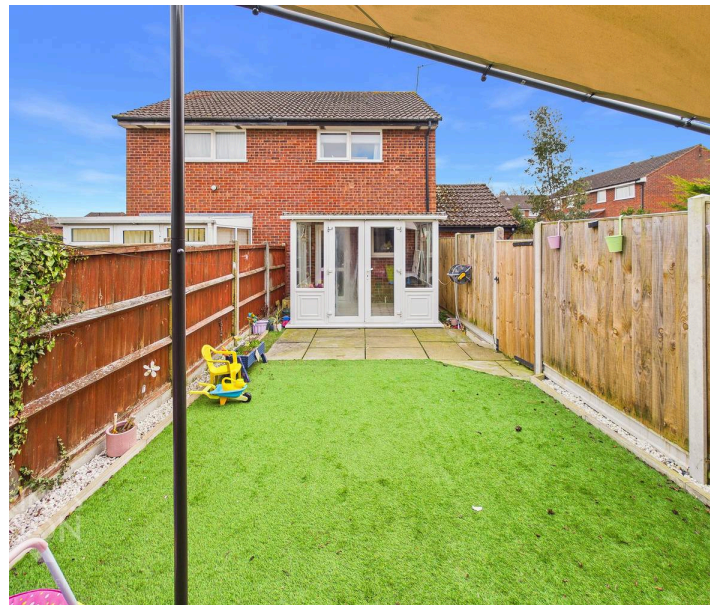






## THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing whilst being low maintenance, and finished with artificial lawn running through the centre of the garden. A patio seating area extends from the conservatory with a further covered seating area and storage shed at the far end of the garden.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

777 ft<sup>2</sup>  
72.2 m<sup>2</sup>

(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





## Starkings & Watson Hybrid Estate Agents

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