



**David Capp Road, Brundall, Norwich, NR13 5RU**

**welcome to**

**David Capp Road, Brundall Norwich**

This contemporary home offers spacious living areas, including an expansive open-plan kitchen-dining space with bi-fold doors that open to the garden, as well as the convenience of a utility room. The living room is seamlessly accessible via the dining area and main hallway, ensuring a fluid layout.



**Hall**

Tiled Flooring, door to all rooms, stairs

**Lounge**

18' 4" x 11' 8" ( 5.59m x 3.56m )

Carpeted Flooring, Window to front aspect, Door to kitchen

**Kitchen/Diner**

25' 8" x 11' 8" ( 7.82m x 3.56m )

Tiled Flooring, Breakfast bar, Gas Stove, Integrated oven and fridge freezer, Walled and Floor units, Stainless steel sink with mixer tap, Window to rear aspect and door to the garden

**Study**

10' 4" x 7' 7" ( 3.15m x 2.31m )

Carpeted Flooring, Window to front aspect

**Utility Room**

10' 4" x 7' 7" ( 3.15m x 2.31m )

Carpeted Flooring, Space for washing machine, tumble dryer, door to garden and stainless steel sink with mixer tap

**Landing**

Carpeted flooring

**Bedroom One**

12' 4" x 11' 8" ( 3.76m x 3.56m )

Carpeted flooring, Door to ensuite,

**Ensuite**

Shower Cubicle, W/C and Single Wash Hand Basin

**Bedroom Two**

11' 8" x 11' 1" ( 3.56m x 3.38m )

Carpeted Flooring, Window to rear aspect, Storage

**Bedroom Three**

10' 5" x 10' 1" ( 3.17m x 3.07m )

Window to rear aspect, Carpeted Flooring, Storage

**Bedroom Four**

10' 4" x 10' ( 3.15m x 3.05m )

Window to front aspect, Carpeted Flooring, Storage

**Bathroom**

Tiled flooring, bathtub, W/C, Single wash hand basin



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## **David Capp Road, Brundall Norwich**

- Guide Price £550,000 - £575,000
- Double Garage and four parking spaces
- Exceptional standard finish by a 5 star builder
- Highly sought after location of Brundall
- Excellent access to NDR and the A47

Tenure: Freehold EPC Rating: B

Council Tax Band: E

# £550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143547 - 0003

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