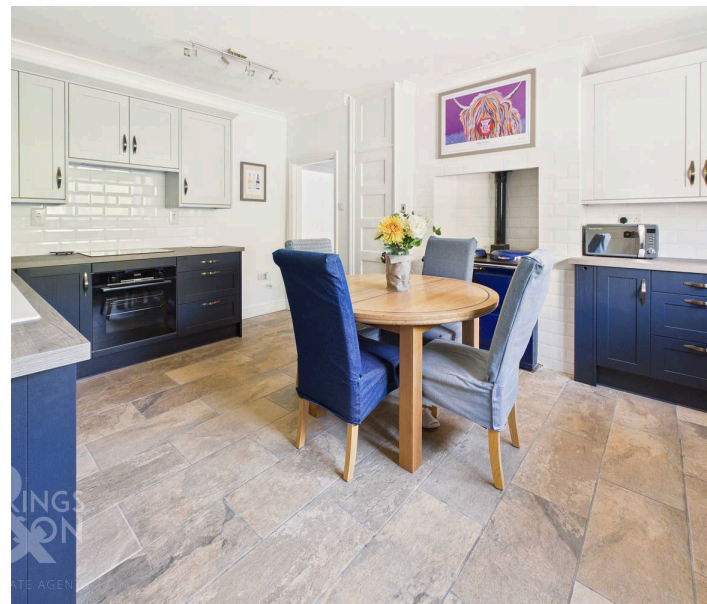




Laurel Drive, Brundall - NR13 5RE

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Laurel Drive

Brundall, Norwich

NO CHAIN. Set within a PRIME 0.16 ACRE PLOT (stms) in the highly desirable BRUNDALL GARDENS, this impressive DETACHED CHALET STYLE HOME offers over 1500 SQ FT (stms) of beautifully presented accommodation, blending TRADITIONAL CHARACTER with MODERN COMFORTS. With VILLAGE AMENITIES and the BRUNDALL GARDENS TRAIN STATION a short STROLL, the property has been extensively UPDATED and MODERNISED, featuring a NEWLY FITTED KITCHEN (French Doors being installed in July) with contemporary units and integrated appliances, a FULL ELECTRICAL RE-WIRE, fresh RE-DECORATION throughout, and NEW FLOOR COVERINGS. The versatile layout provides a SITTING ROOM and versatile FAMILY ROOM, with up to FOUR BEDROOMS across two floors, including a SPACIOUS PRINCIPAL BEDROOM with a WALK-IN WARDROBE and EN SUITE, as well as a further EN SUITE to the ground floor guest room and a well-appointed FAMILY BATHROOM. Additional highlights include a SECRET SNUG or STUDY which is being fully finished and decorated in July - perfect for working from home or as a playroom, practical storage solutions, and an airy, flexible living space ideal for both family life and entertaining. The property boasts a range of energy-saving features, including SOLAR PANELS, SOLAR WATER HEATING, SOLAR BATTERY STORAGE, and a FEED IN TARIFF

producing some £1600 PA, complemented by 2023 installed DOUBLE GLAZING and a 2020 INSTALLED OIL FIRED CENTRAL HEATING BOILER, ensuring year-round comfort and efficiency. The attractive RESIN DRIVEWAY provides ample off-road parking, while the GATED ENTRANCE offers privacy and security, making this a truly unique home for a range of discerning buyers. THE GREAT OUTDOORS is equally impressive, with WRAP AROUND GARDENS extending to the side and rear of the property, creating a tranquil and private setting for relaxation and outdoor living. A generous PATIO AREA flows seamlessly from the kitchen, offering the perfect spot for al fresco dining, and leads to a charming TIMBER BUILT SUMMER HOUSE, ideal for enjoying the garden in all seasons.

Council Tax band: E  
Tenure: Freehold

- Non-Estate 0.16 Acre Plot (stms) in the Sought After Brundall Gardens
- Detached Chalet Style Home with Over 1500 Sq ft (stms) of Accommodation
- Resin Drive & Gated Wrap Around Gardens
- Updated & Modernised Interior with a Newly Fitted Kitchen
- Up to Four Bedrooms Over Two Floors
- Two En Suites & Family Bathroom
- Walk-in Wardrobe & Secret Snug/Study
- Solar Panels & Solar Water Heating

The property is situated at the centre of 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 the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

### SETTING THE SCENE

The property is approached via a hard standing parking area with off road parking provided for several vehicles, and with timber access gates leading to the rear garden and storage. A pathway leads to the side of the property where the front garden opens up to a pathway which takes you to the main entrance door. Low level brick walled planters separate the lawned front garden which offers a bright and sunny aspect, enclosed within high level mature hedging.

### THE GRAND TOUR

Stepping inside the hall entrance offers the ideal meet and greet space, with fitted carpet underfoot and doors leading off to the main living space and ground floor bedroom accommodation. The formal sitting room sits to your left hand side with a feature fireplace including an inset cast iron wood burner with a tiled hearth and wood effect flooring underfoot. Sitting adjacent, the first of the two double bedrooms can be found with wood effect flooring, front facing window and a feature cast iron decorative fireplace. The adjacent en suite bedroom offers a neutral decor with a picture rail and fitted carpet underfoot, with a door taking you to a private ensuite shower room complete with tiled walls and a three piece suite including a walk-in shower cubicle with a thermostatically controlled shower. The kitchen creates the hub of the home having been re-fitted to include a contrasting range of wall and base level units, with a feature AGA creating a focal point to the room, with tiled flooring underfoot. The kitchen includes an inset electric ceramic hob and built-in electric oven with tiled splash-backs, integrated fridge freezer and dishwasher. French doors are being installed to create a seamless flow into the garden. A door takes you to the utility/boot room with a door taking you to the rear garden, further storage units and space for laundry appliances. From here the inner hallway leads to a further versatile ground floor reception/bedroom, and the stairs to the first floor landing, whilst a door takes you to the main family bathroom. This spacious room offers a three piece suite with tiled splash-backs, panelled bath with a mixer shower tap and tiled flooring.

The inner hallway is finished with wood flooring underfoot and stairs rising to the first floor landing, with two built-in storage cupboards and a door taking you to the ground floor bedroom/family room. This versatile space offers dual aspect windows to front and side, with French doors and fitted carpet underfoot.

Heading upstairs the carpeted landing includes a built-in eaves storage access and front facing velux window, with the ideal study space open plan to the bedroom. With fitted carpet underfoot and a front facing velux window, a private ensuite leads off. Finished with a three piece suite including a walk-in double shower cubicle, with a thermostatically controlled shower, tiled walls and heated towel radiator. A walk-in wardrobe offers shelved storage and hanging rails, with a door taking you to a study or dressing room which offers huge potential, and currently finished with fitted carpet, range of storage and rear facing velux window.

### FIND US

Postcode : NR13 5RE

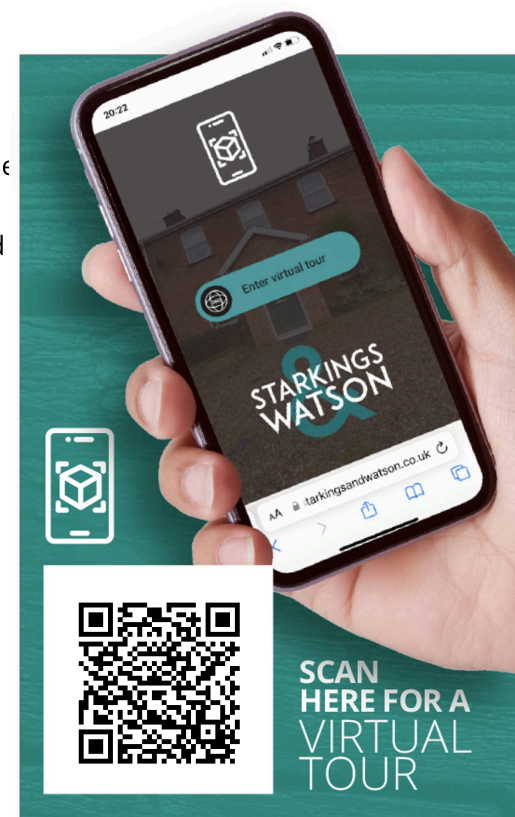
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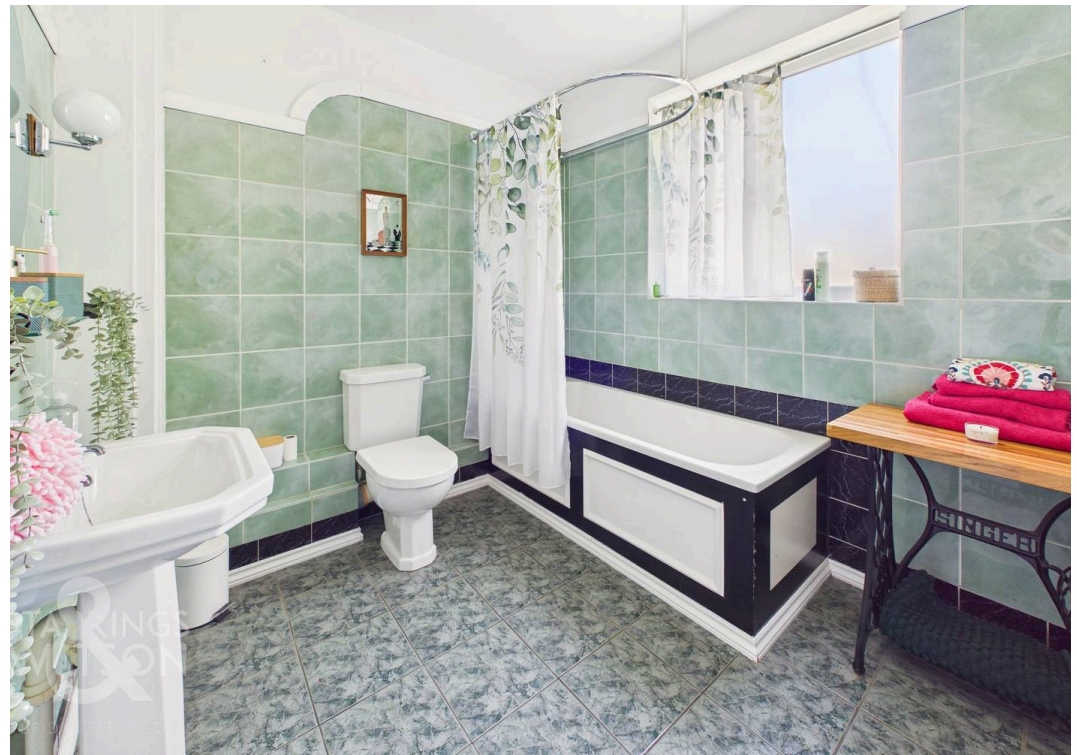
### VIRTUAL TOUR

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

### AGENTS NOTES

The property includes solar panels which provide a return from the feed-in-tariff. Solar water heating is also installed. The property is situated on an un-made road.



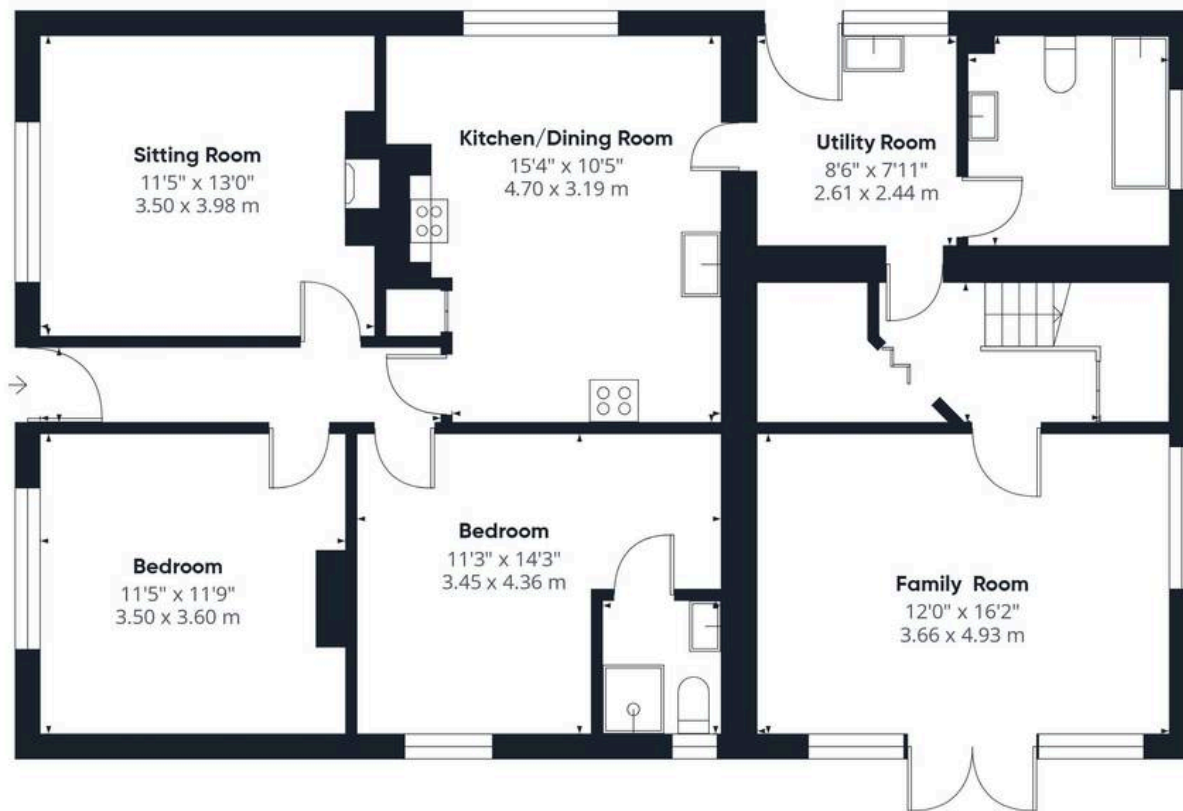




## THE GREAT OUTDOORS

Heading outside, the wrap around gardens can be found to the side and the rear, with a patio area extending from the kitchen - including a timber built summer house and adjacent lawned garden. Enclosed within timber panel fencing and mature hedging, the garden opens up to the side, with steps leading to a further lawned area, with a range of mature trees and shrubbery, along with a timber built storage shed and greenhouse.





Ground Floor



**Walk-In Wardrobe**  
6'6" x 7'5"  
1.99 x 2.28 m

Floor 1



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

1504 ft<sup>2</sup>  
139.7 m<sup>2</sup>

**Reduced headroom**

95 ft<sup>2</sup>  
8.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

**GIRAFFE 360**



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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 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.