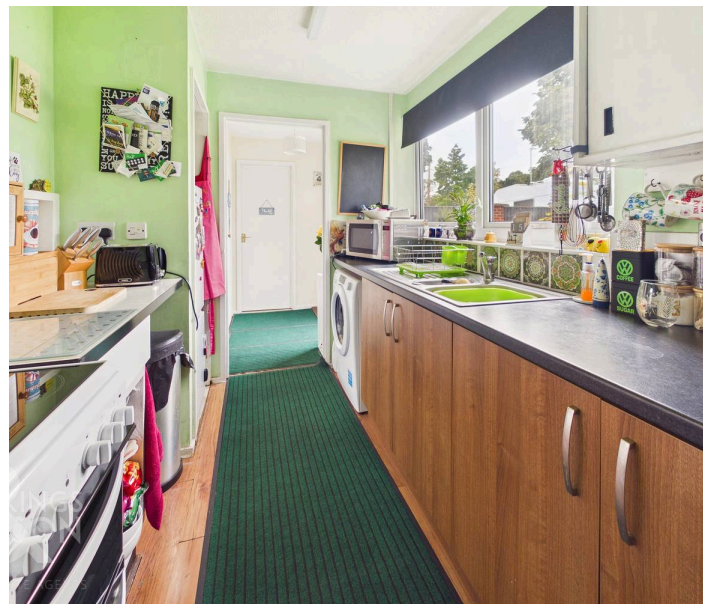




Finch Way, Brundall - NR13 5NB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Finch Way

Brundall, Norwich

NO CHAIN. Situated in a peaceful residential setting, this END TERRACED FAMILY HOME offers approximately 865 sq. ft (stms) of well-proportioned accommodation. Upon entering, a welcoming HALL ENTRANCE leads to a practical KITCHEN and a convenient ground floor W.C. The heart of the home is the impressive 20' L-SHAPED SITTING/DINING ROOM, bathed in natural light and enjoying delightful GARDEN VIEWS, making it the perfect space for family gatherings or entertaining guests. Upstairs, THREE well-sized BEDROOMS provide comfortable accommodation for a growing family, with ample scope to personalise and create your dream interiors. Residents benefit from on road parking and an EN BLOC GARAGE, ensuring both convenience and security for vehicles or additional storage. With a superb SOUTH FACING GARDEN backing onto GREEN SPACE that is fully enclosed within timber panel fencing for privacy and peace of mind, the garden is thoughtfully laid out, featuring a generous area of lawn and shingle, perfect for children's play or summer entertaining.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- End Terrace Family Home
- Approx. 865 Sq. ft (stms) of Accommodation
- Three Bedrooms
- Residents Parking & En Bloc Garage
- Hall Entrance Leading to the Kitchen & W.C
- 20- L-Shaped Sitting/Dining Room with Garden Views
- Private South Facing Rear Garden

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

Set back from the road and fronting The Street, the property is approached via a grass frontage, leading to a low maintenance garden where gated access leads to the rear of the property and en bloc garage.

THE GRAND TOUR

Once inside, wood effect flooring can be found within the entrance hall, along with a useful built-in storage cupboard and doors leading off to the sitting room and kitchen, along with the ground floor W.C - complete with a two piece suite. The kitchen offers a range of wall and base level units with space for an electric cooker, whilst tiled splash-backs run around the work surface. Wood effect flooring continues underfoot with space provided for a fridge freezer and washing machine, whilst the front facing window floods the room with excellent natural light. The open plan sitting/dining room offers an L-shaped design with fitted carpet flowing through the space, along with full height windows and rear door facing onto the south facing rear garden. Stairs rise to the first floor landing where a useful large built-in storage cupboard can be found underneath.

Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard, with doors taking you to the three bedrooms. The main bedroom enjoys a rear facing aspect with fitted carpet underfoot and a built-in wardrobe, with the adjacent bedroom being finished in a similar style and enjoying a rear facing aspect. The third bedroom includes a built-in storage cupboard whilst being finished with wood effect flooring underfoot. Completing the property, the shower room offers a three piece suite with a walk-in double shower cubicle, thermostatically controlled shower and aqua-board splash-backs, built-in airing cupboard and two front facing windows.

FIND US

Postcode : NR13 5NB

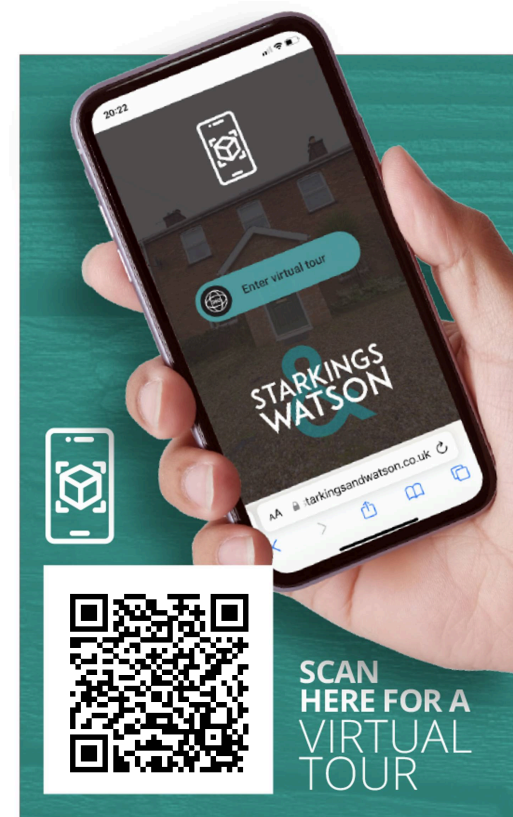
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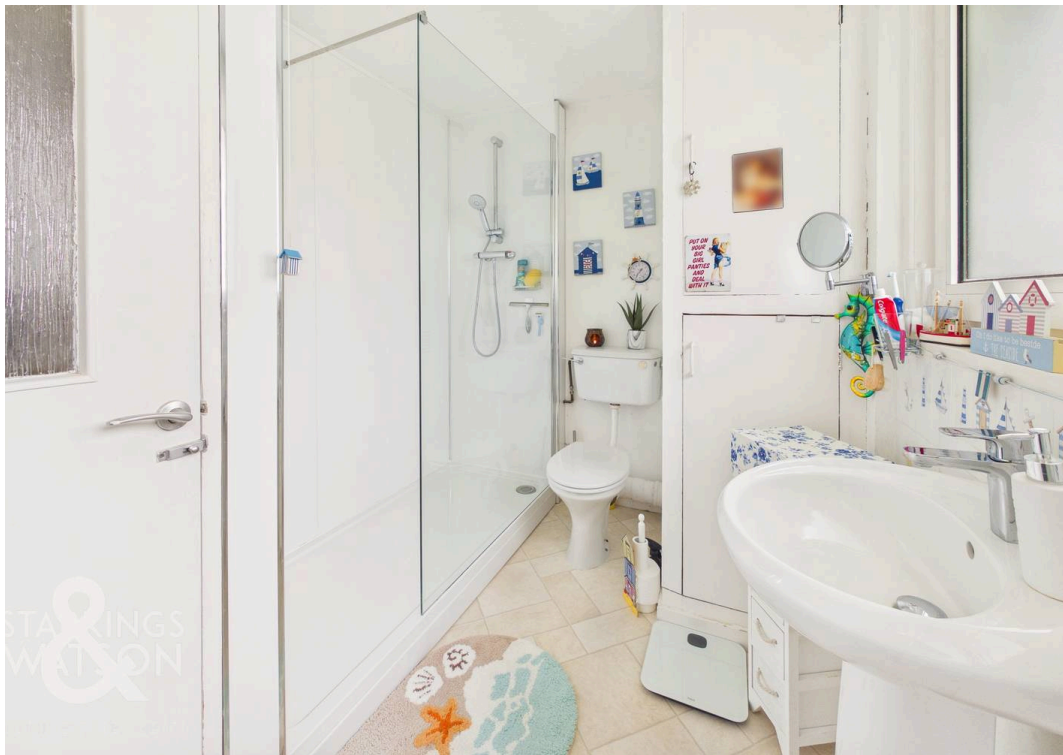
VIRTUAL TOUR

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

AGENTS NOTES

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is an employee of Starkings & Watson. For the sake of clarity, before entering into negotiations please seek clarification on this point. An annual service charge in the region of £120 is due for the upkeep of communal grounds within the development.



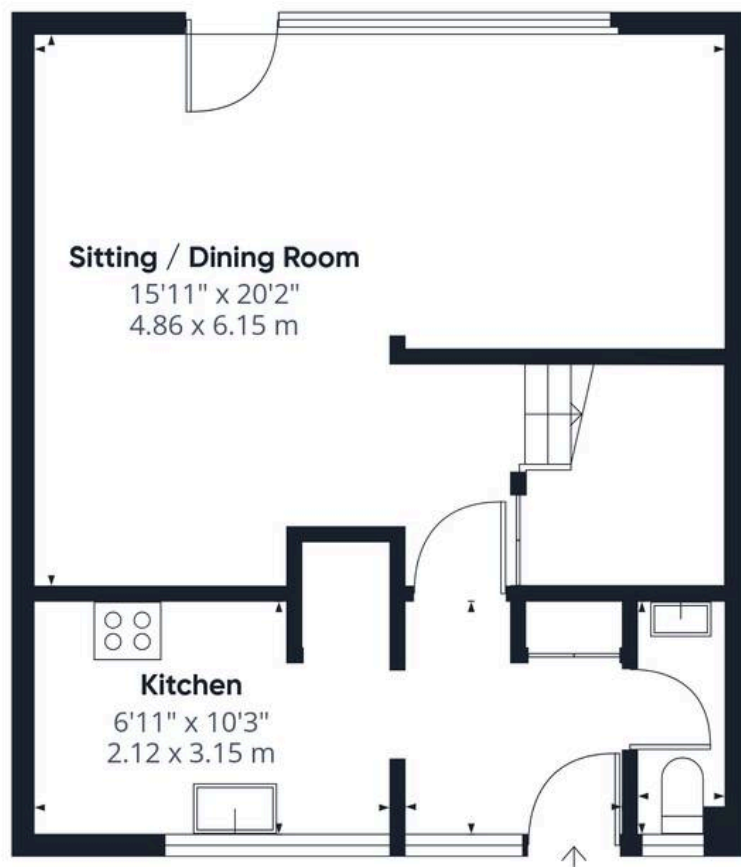




THE GREAT OUTDOORS

The south facing garden is enclosed within timber panel fencing, whilst offering an area of lawn and shingle, sitting alongside a patio seating area which extends from the sitting room. Two timber built sheds offer storage whilst gated access leads to the front garden and en-bloc garage. The garage is ideal for storage whilst being accessed via an up and over door to front.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

865 ft²
80.4 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.