



Reedcutters Avenue, Brundall - NR13 5RZ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Reedcutters Avenue

Brundall, Norwich

Built in 2022, this CONTEMPORARY Norfolk Homes built semi-detached home offers AS NEW ACCOMMODATION, which is TURN KEY and READY TO MOVE IN. With WELL STOCKED but LOW MAINTENANCE GARDENS, tandem PARKING can be found to the rear, with a GARAGE offering POWER and lighting. Underfloor heating runs through the ground floor, along with several noticeable HIGH SPECIFICATION FINISHES such as the internal doors and glazed staircase. The accommodation comprises a hall entrance with W.C, OPEN PLAN KITCHEN/DINING ROOM with ample space for a table and general seating, along with a formal SITTING ROOM with DUAL ASPECT VIEW and patio doors to the garden. Upstairs, THREE BEDROOMS lead off the landing, ALL WITH BUILT-IN WARDROBES, with an EN SUITE leading from the main bedroom, and a separate FAMILY BATHROOM.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Contemporary Semi-Detached Home
- Underfloor Heating to Ground Floor
- Over 950 Sq.Ft (stms)
- Open Plan Kitchen/Dining Room
- Sitting Room with Patio Doors
- Three Bedrooms
- Low Maintenance Garden
- Garage with Power & Lighting

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 corner plot, mature planting can be found to the front and side, with a pathway leading to the front door. The gardens are walled to the roadside with a gated entrance, and the tandem driveway beyond.

THE GRAND TOUR

With wood effect flooring and a recessed door mat, the hall entrance is accessed via a part glazed door, with access to the main living space. Also leading off is a useful W.C with a two piece suite, built-in storage and the electric fuse box. An L-shaped room, the kitchen/dining room is a great size with wood effect flooring and space for dining and entertaining. The kitchen units are formed in a U-shape, with an inset electric ceramic hob and built-in electric double oven, along with space for general white goods. The stairs rise up to the first floor with an exposed wood hand rail and glazed balustrades. A further door leads to the sitting room with dual aspect windows including sliding patio doors to the rear garden. Flooded with natural light and offering panoramic garden views, the sitting room is finished with fitted carpet and under floor heating.

Heading upstairs and with a window to side, a built-in double airing cupboard leads off, with doors to the three bedrooms. The main bedroom sits to the front with an attractive corner window and built-in wardrobe. An en suite leads off, with a contemporary three piece suite comprising a low level W.C, wall mounted hand wash basin with storage under and double shower cubicle. Wood effect flooring runs underfoot whilst a heated towel rail is wall mounted. The second and third bedrooms are also carpeted, with windows to rear and built-in double wardrobes. Serving the other bedrooms, the family bathroom is finished in a similar style, with a three piece suite, shower over the bath and tiled splash backs.

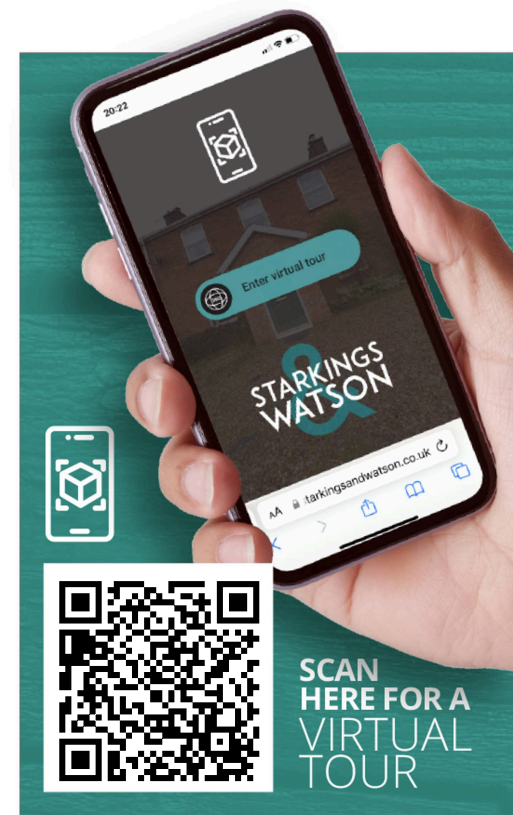
FIND US

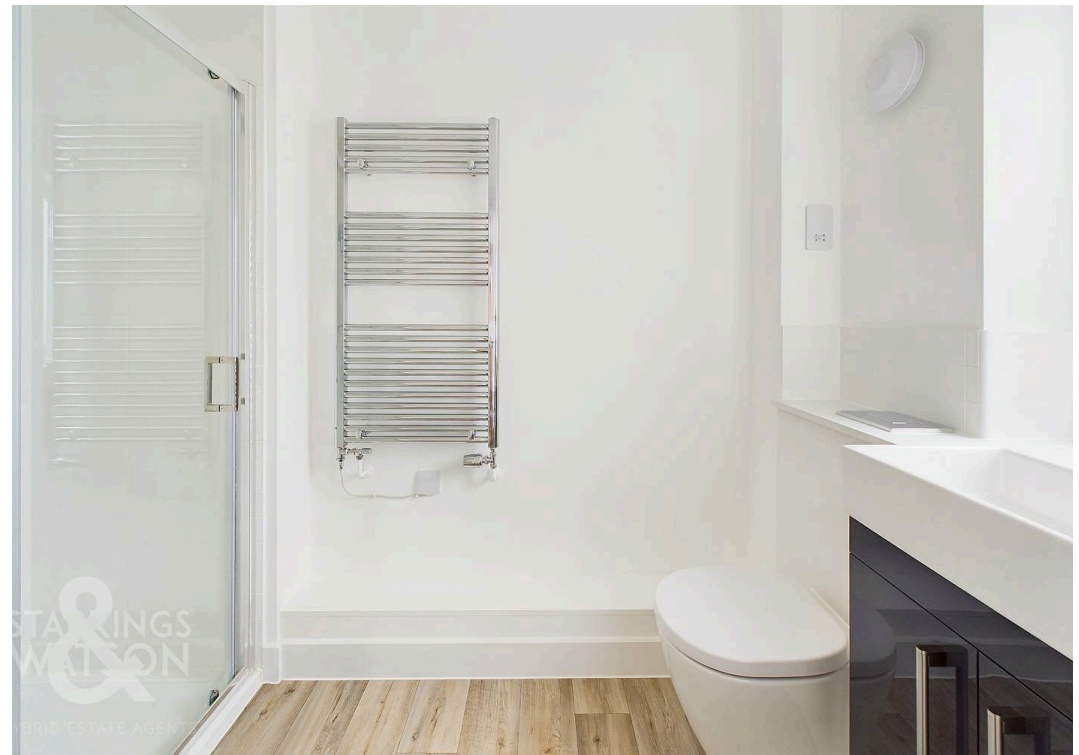
Postcode : NR13 5RZ

What3Words : [///glory.clipboard.effort](https://www.what3words.com/#!/glory.clipboard.effort)

VIRTUAL TOUR

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







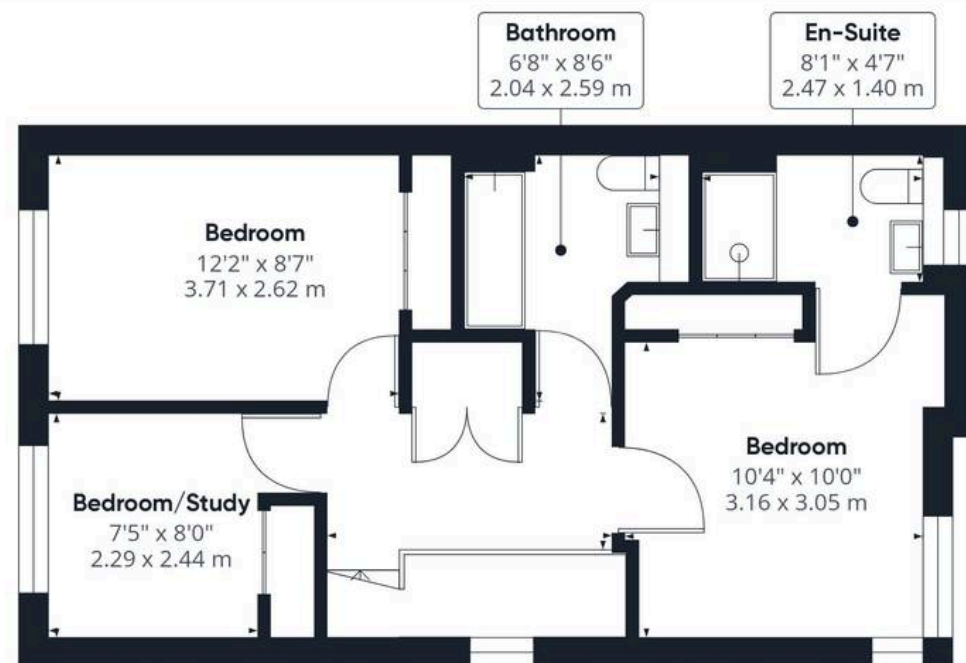
THE GREAT OUTDOORS

The rear garden is fully enclosed and partly walled, whilst being low maintenance and fully laid to patio. Planted borders run around the edge of the garden, with a range of trees and shrubbery. An outside water supply and side access gate are in place.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

952.23 ft²

88.46 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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