



Berryfields, Brundall - NR13 5QQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Berryfields

Brundall, Norwich

Enjoying an ELEVATED CUL-DE-SAC POSITION, this DETACHED FAMILY HOME delivers a perfect blend of space, versatility, and modern comfort, all within easy reach of the A47 and local amenities. The EXTENDED LAYOUT spans approximately 1009 SQ. FT (stms), offering an impressive 22' OPEN PLAN SITTING/DINING ROOM with dual aspect views, ensuring an abundance of natural light throughout. The MODERN FITTED KITCHEN seamlessly connects to a GARDEN ROOM, creating a sociable hub for family life and entertaining. THREE well-proportioned BEDROOMS provide ample accommodation, complemented by a SPACIOUS FAMILY BATHROOM. The INTEGRAL 17' GARAGE offers excellent storage and presents further potential (stp) for conversion or expansion to suit your needs, whether for a home office, gym, or additional living space. Thoughtful design and a welcoming atmosphere make this home ideal for growing families or those seeking flexible living arrangements. Step outside to THE GREAT OUTDOORS, where a FULLY LANDSCAPED, SOUTH FACING GARDEN awaits.

The split-level design begins with a patio seating area extending directly from the garden room, perfect for al fresco dining or morning coffee. Steps lead up to the main lawn, bordered by mature hedging and timber panel fencing for a HIGH DEGREE OF PRIVACY and seclusion. A further RAISED PATIO provides an additional space to relax or entertain, while a TIMBER BUILT SUMMER HOUSE offers versatility as a hobby room, studio, or quiet retreat.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home Enjoying an Elevated Cul-De-Sac Setting
- Close to the A47 & Within Walking Distance to Local Amenities
- Extended Layout with 1009 Sq. ft (stms) of Accommodation
- 22' Open Plan Kitchen/Dining Room with Dual Aspect Views
- Modern Fitted Kitchen with Open Plan Garden Room
- Three Bedrooms & Spacious Family Bathroom
- Integral 17' Garage with Further Potential (stp)
- Well Stocked & Landscaped South Facing Gardens



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 an elevated position with a shingled front driveway offering off road parking for several vehicles, a well manicured front lawned garden can be found with access to the main entrance and integral garage.

THE GRAND TOUR

Once inside, the porch entrance is finished with fitted carpet, with space for coats and shoes, and a wall mounted gas fired central heating boiler. A door leads off to the main sitting room, with a feature fireplace creating a focal point to the room with fitted carpet underfoot and front facing uPVC double glazed window. Stairs rise to the first floor landing, whilst an opening takes you to the dining area enjoying garden views, also finished with fitted carpet underfoot. The kitchen leads off with a modern fitted range of water and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with glass splash-back and extractor fan. Fully open plan to the adjacent garden room, the kitchen also includes space for a fridge freezer, alongside an integrated dishwasher and washing machine, with tiled flooring underfoot, built-in pantry storage cupboard and access to the integral garage. The garden room sits under a warm roof with dual aspect views to side and rear, and French doors leading out to the garden.

Heading upstairs, the carpeted landing includes a loft access hatch and storage recess, where doors lead to the three bedrooms and family bathroom. The bedrooms are all finished with fitted carpet and uPVC double glazing, with the larger bedroom including a built-in over stairs storage cupboard. Completing the property, the family bathroom includes a three piece suite, shower over the bath, with tiled splash-backs, attractive wood panelling, built in airing cupboard and wood effect flooring.

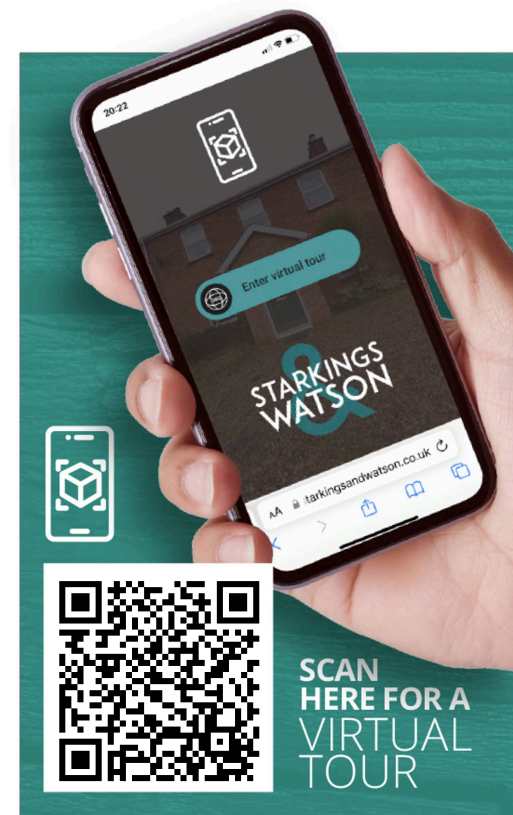
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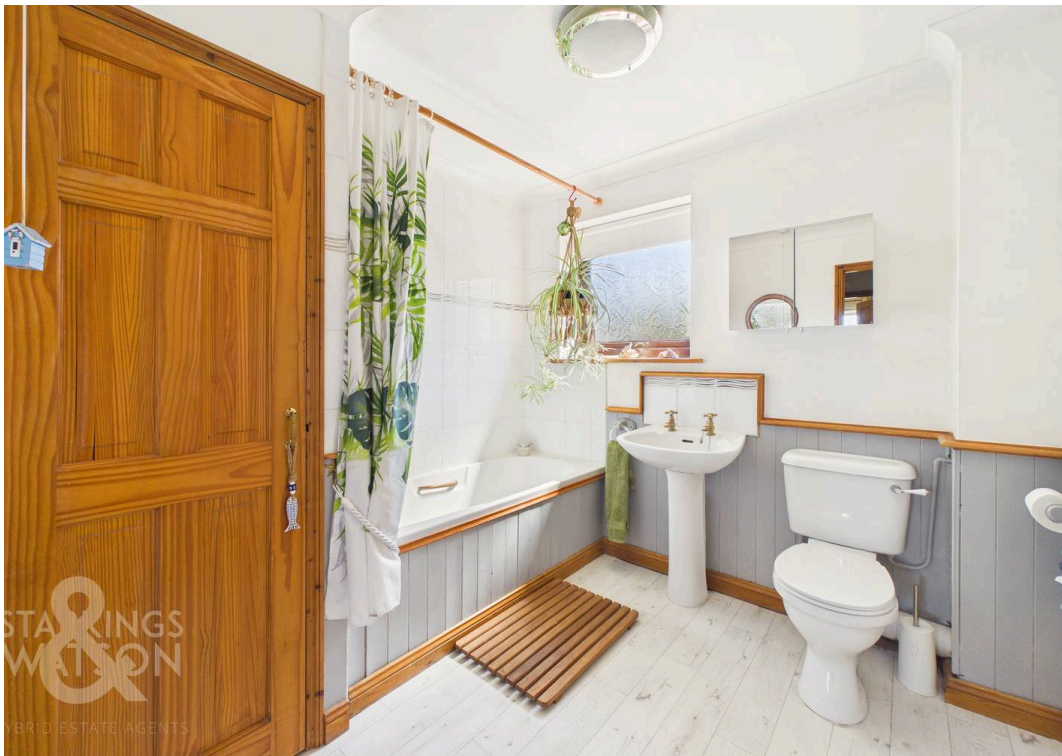
Postcode : NR13 5QQ

What3Words : ///lunging.buckling.gums

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The split level garden has been fully landscaped to enjoy a patio seating area extending from the garden room which steps to the main lawn garden beyond. Enclosed within timber panel fencing and mature hedging, the garden offers a high degree of privacy and seclusion, with a further raised patio seating area and timber built summer house. With a wealth of mature planting and shrubbery, the garden enjoys a south facing aspect, offering the perfect vantage point to take in the sun or enjoy views back to the house.



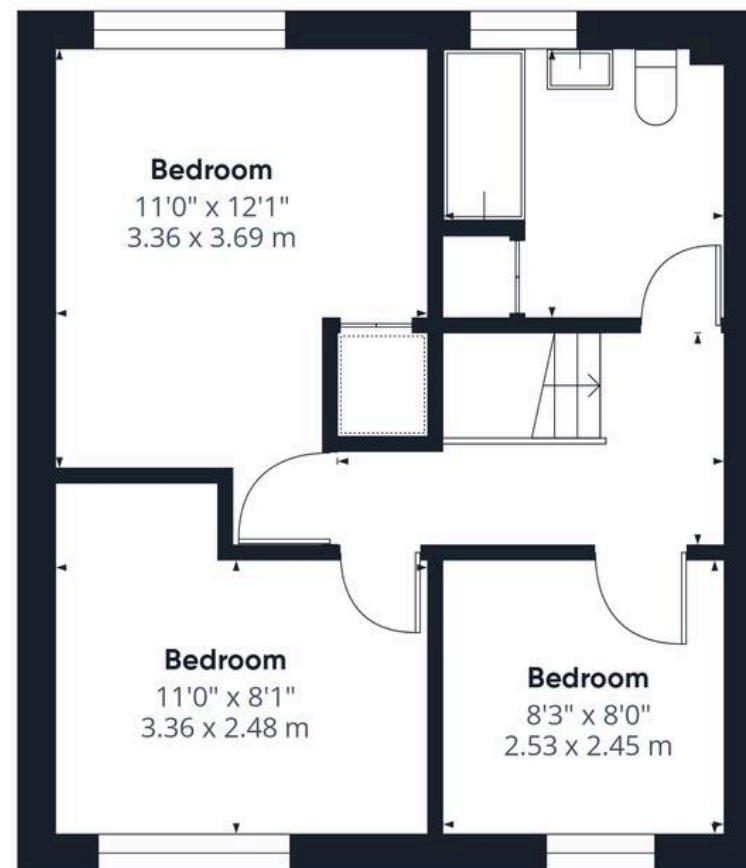
Approximate total area⁽¹⁾

1009 ft²
93.8 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 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.