



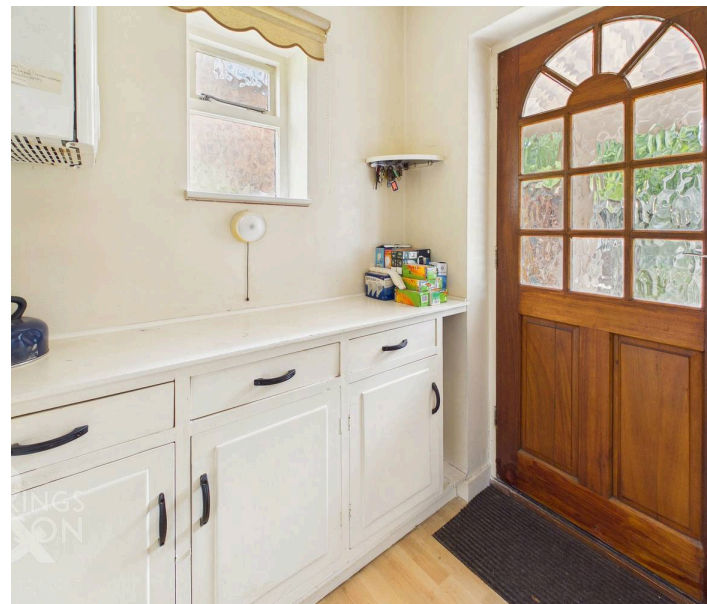
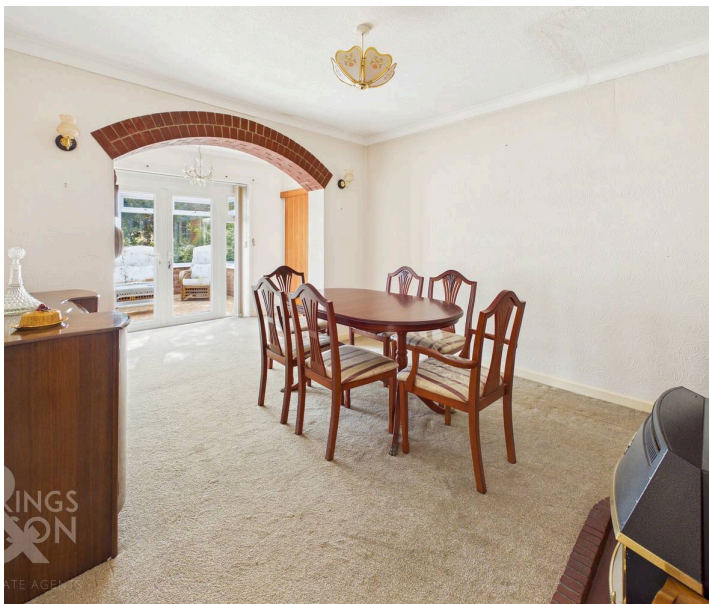
Cucumber Lane, Brundall - NR13 5QY



## Cucumber Lane

Brundall, Norwich

NO CHAIN. Occupying an IMPRESSIVE 0.23 ACRE PLOT (stms) with SECLUDED GARDENS, this DETACHED BUNGALOW presents a rare opportunity for those seeking a property with POTENTIAL TO UPDATE, MODERNISE, or even EXTEND (subject to planning). The FLEXIBLE LAYOUT offers versatile living, with a GENEROUS 20' SITTING ROOM featuring TWO BAY FRONTED WINDOWS that flood the space with natural light. The SPACIOUS KITCHEN and PANTRY provide ample storage and preparation space, coupled with a UTILITY ROOM. The FORMAL DINING ROOM and GARDEN ROOM enjoy views over the rear garden, with a sizeable, light and bright feel. Accommodation includes UP TO THREE BEDROOMS, with an additional STUDY/BEDROOM, offering adaptability for family life, guests, or HOME WORKING needs. The property is conveniently situated within WALKING DISTANCE OF LOCAL AMENITIES, including shops and transport links, ensuring both comfort and connectivity. THE GREAT OUTDOORS truly sets this home apart. Stepping from the conservatory, a PATIO SEATING AREA overlooks an EXPANSIVE LAWN bordered by mature planting, shrubbery, and established trees, creating a tranquil and private retreat. A selection of OUTBUILDINGS includes a TIMBER STORAGE SHED, GREENHOUSE, and SUMMER HOUSE, ideal for hobbies or additional storage.



A charming GARDEN ARCHWAY leads to a further lawned area, offering CONCRETE BASES ready for extra sheds or redevelopment, and a SECONDARY GREENHOUSE for gardening enthusiasts. The grounds provide endless potential for both relaxation and cultivation, making it a haven for keen gardeners. To the front, a DOUBLE GARAGE is accessed via two up and over doors, with storage above, power, and lighting, ensuring secure parking and workspace. An exterior side W.C. adds further practicality when enjoying the garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Approx. 0.23 Acre Plot (stms) with Secluded Gardens
- Detached Bungalow with Potential to Update & Modernise (stp)
- Flexible Layout with Potential to Reconfigure & Extend (stp)
- 20' Sitting Room with Two Bay Fronted Windows
- Spacious Kitchen & Pantry Alongside a Formal Dining Room & Garden Room
- Up to Three Bedrooms with a Further Study/Bedroom
- Walking Distance to Local Amenities including Shops & Transport Links



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

Set back from the road and approached via a brick walled front boundary with wrought iron double gates, a brick-weave driveway opens up, offering off road parking in tandem, with an adjacent shingle parking area leading to the detached double garage. A side access leads to the rear garden, whilst a footpath takes you to the main entrance door.

#### THE GRAND TOUR

The porch entrance offers the ideal meet and greet space with a door leading to the main hall entrance, complete with wood effect flooring underfoot and doors leading into the bedroom and living accommodation. The formal sitting room sits to the front of the property with two front facing bay windows offering an attractive outlook, with fitted carpet underfoot, and a feature fireplace sitting to one corner. Adjacent, the dining room extends the living space with a further feature fireplace and fitted carpet underfoot, which opens up to an ideal study space with doors leading to two versatile rooms and the conservatory. The conservatory enjoys a tree-lined rear aspect with views across the garden, tiled flooring underfoot and French doors leading out to the patio seating area. The two versatile rooms from the dining room create the ideal home office or snug area, and a further bedroom - both finished with fitted carpet, whilst including a built-in storage cupboard. The kitchen enjoys rear garden views with an L-shaped arrangement of wall and base level units including integrated cooking appliances, with an inset gas hob and built-in eye level electric double oven, whilst providing space for a washing machine and dishwasher. Tiled splash-backs run around the work surface with tiled effect flooring underfoot, a range of built-in storage cupboards and a walk-in pantry cupboard housing the electric fuse box. The utility room provides storage cupboards, wall mounted gas fired central heating boiler and space for a fridge freezer - whilst a door takes you to a rear lobby and the garden beyond. The two bedrooms both offer uPVC double glazed bay windows and a range of built-in bedroom furniture. Completing the property, the shower room is equipped with a three piece suite with a walk-in double shower cubicle and electric shower, with tiled splash-backs and wood effect flooring.

#### FIND US

Postcode : NR13 5QY

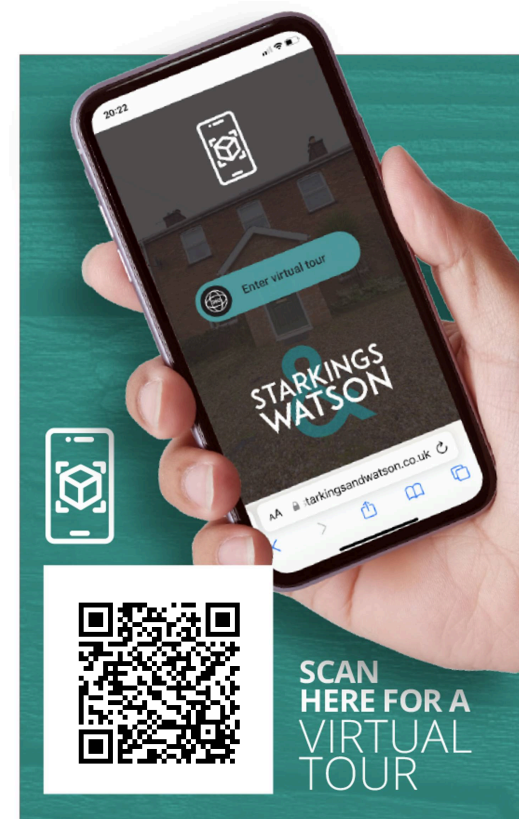
What3Words : ///submitted.increment.burns

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree tour 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.



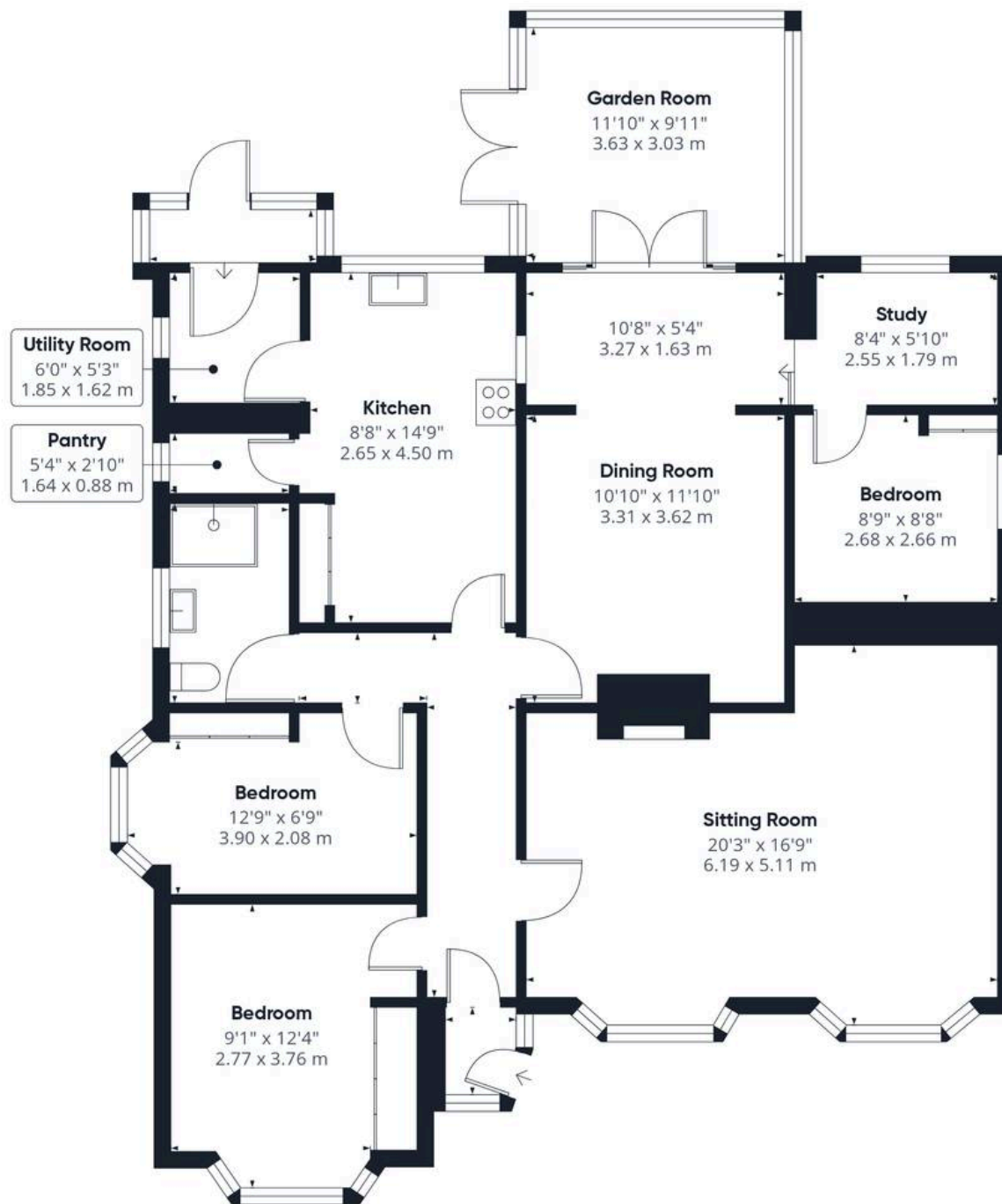




## THE GREAT OUTDOORS

Enjoying a 0.23 acre plot (stms), from the conservatory, a patio seating area can be found opening up to a lawned expanse - with a range of outbuildings including a timber built storage shed, greenhouse and summer house. With a range of mature planting, shrubbery and trees throughout, a garden archway opens up to a further lawned expanse with various concrete bases for storage sheds or redevelopment, along with a secondary greenhouse. The garden offers huge potential for a keen gardener - making use of the wonderful array of mature planting, whilst enjoying the secluded aspect. To the front of the property, the double garage can be found, accessed via two up and over doors to the front, with storage above, power and lighting. A side exterior W.C is ideal when in the garden.





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

1286 ft<sup>2</sup>

119.6 m<sup>2</sup>

(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.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

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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.