



Maurecourt Drive, Brundall - NR13 5SD

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HYBRID ESTATE AGENTS



Maurecourt Drive

Brundall, Norwich

UPDATED and MODERNISED, this modern mid-terrace home offers an exceptional opportunity for those seeking a stylish and COMFORTABLE RESIDENCE overlooking ATTRACTIVE GREEN SPACE. The property is thoughtfully designed, beginning with a welcoming HALL ENTRANCE that includes a convenient W.C, ideal for guests and every-day living. The spacious 14' SITTING/DINING ROOM provides a versatile area for relaxation or entertaining, with ample natural light enhancing the contemporary decor. The well-appointed KITCHEN features attractive tiling and INTEGRATED COOKING APPLIANCES, whilst a standout feature of this home is the 10' GARDEN ROOM which EXTENDS the LIVING SPACE, offering a flexible space that can be used as a home office, playroom, or additional seating area, with RADIATOR HEATING. Upstairs, there are TWO GENEROUSLY PROPORTIONED BEDROOMS, each offering comfortable accommodation and plenty of storage options. The rear garden is fully enclosed by timber panel fencing to provide privacy and security.

Designed with **LOW MAINTENANCE** in mind, the **GARDEN** features areas of paving and a raised timber decked seating area, perfect for al fresco dining or enjoying the sunshine. A useful timber shed is included, offering practical storage for gardening tools, bikes, or outdoor equipment. Gated access leads from the garden directly to the driveway - providing **TANDEM PARKING**.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Mid-Terrace Home
- Overlooking Green Space
- Hall Entrance with W.C
- 14' Sitting/Dining Room
- Kitchen with Attractive Tiling & Integrated Cooking Appliances
- 10' Garden Room
- Two Bedrooms
- Low Maintenance Garden with Desking & Storage Shed

The property is situated on the 2015 built Persimmon Development, 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 on the fringe of the village, close to the A47, but within a short walk of the local Co-op food store.

SETTING THE SCENE

Overlooking open green space, a timber picket fence and low level gate enclose the low maintenance garden, with a tandem brick-weave driveway sitting at the end of the terrace row of houses, with gated access leading into the rear garden.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot, stairs rising to the first landing and doors leading off to the ground floor accommodation. A useful W.C sits to the right hand side, with a two piece suite including tiled splash-backs and wood effect flooring. The fitted kitchen includes a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with tiled splash-backs and space for general white goods including a fridge freezer, dishwasher and washing machine. A cupboard houses the wall mounted gas fired central heating boiler, whilst a window faces to front overlooking the open green space. The sitting/dining room offers a versatile space with wood effect flooring and useful built-in storage cupboard under the stairs, whilst flowing seamlessly into the adjacent garden room via French doors with continued wood effect flooring underfoot. Windows and doors lead out to the rear garden with ample space for further seating or soft furnishings.

Heading upstairs, the carpeted landing includes a loft access hatch with doors taking you to the two carpeted bedrooms - both of which are finished with uPVC double glazing with the smaller including a useful built-in cupboard over the stairs. A first floor shower room has been re-fitted to include a modern white three piece suite including storage under the hand-wash basin, attractive tiled splash-backs and a twin head thermostatically controlled rainfall shower to the shower cubicle.

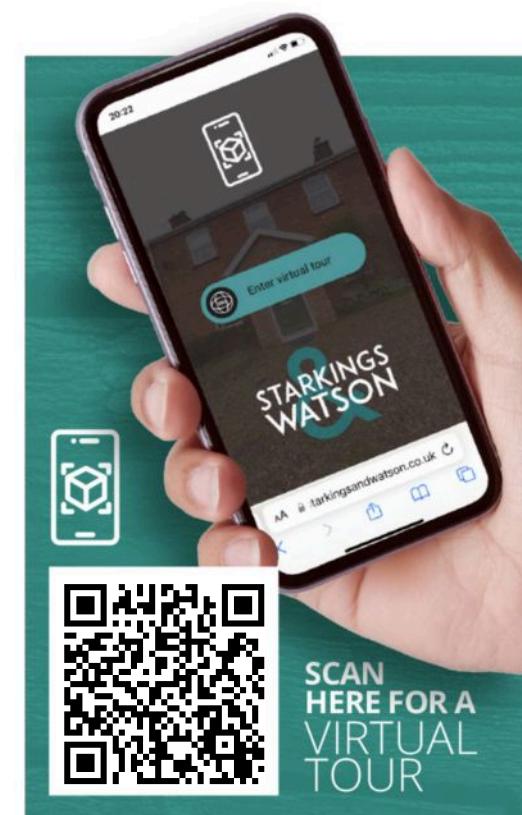
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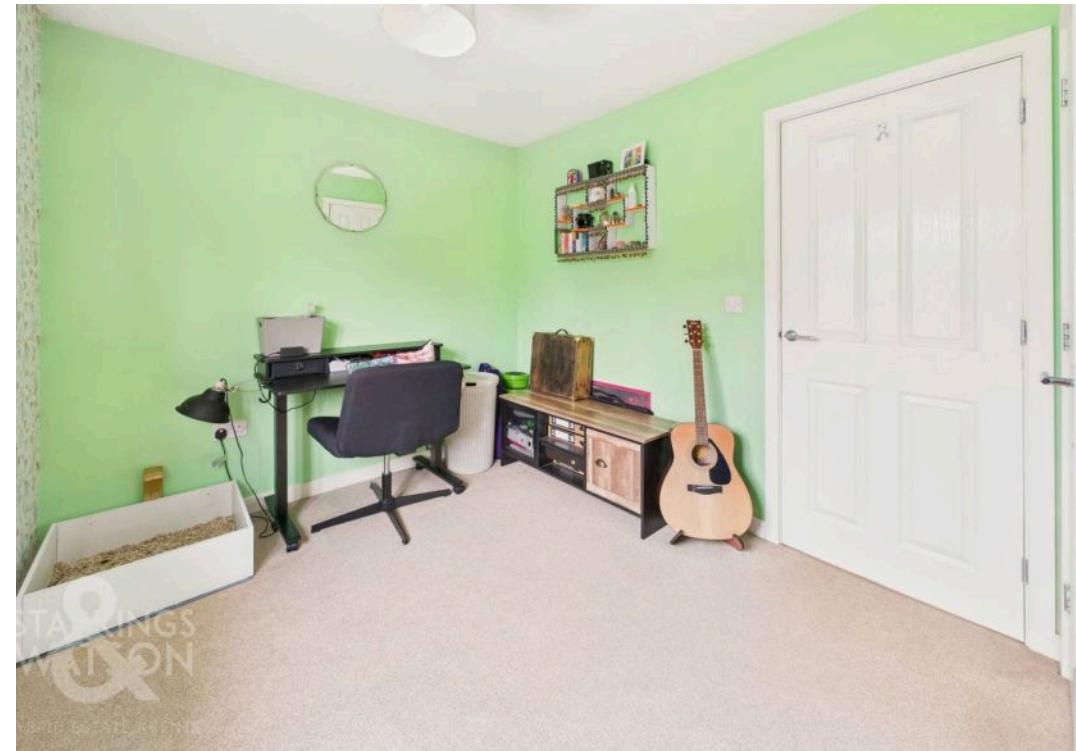
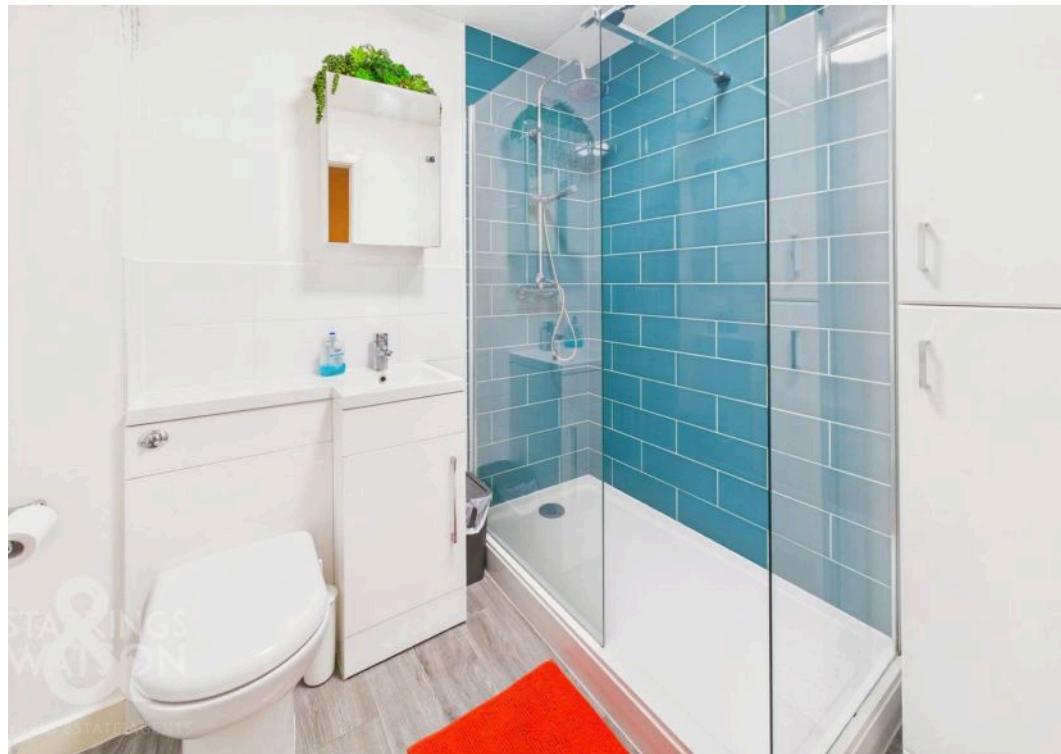
Postcode : NR13 5SD

What3Words : //slanting.section.detained

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 with timber panel fencing whilst being arranged to be low maintenance, with areas of paving and raised timber decked seating. A useful timber shed offers storage, with a gated access leading to the driveway.



Approximate total area⁽¹⁾
668 ft²
62.1 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.