



THE STORY OF

12 East Avenue

Brundall, Norfolk

SOWERBYS



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12 East Avenue

Brundall, Norfolk
NR13 5PB

Desirable Location

Fabulous Kitchen Breakfast Family Room

Dining Room and Reception Room

Utility Room and Bathroom

Two Ground Floor Bedrooms

Three First Floor Bedrooms and
En Suite Shower Room

External Office and Garage

Parking, Rear Deck and Lawn

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Down a quiet avenue, in a country setting, this home has been thoughtfully updated and extended over the years to create a spacious and welcoming place to live, perfectly suited to modern family life.

The real heart of the home is the impressive kitchen, breakfast and family room extension at the rear. The kitchen offers plenty of storage and worktop space, making it ideal for keen cooks, while the family area provides a comfortable spot to relax, catch up at the end of the day or spend time with friends and family. Doors open directly onto a raised deck, creating a seamless connection between inside and out and offering a lovely outlook over the garden.

Just off the family room is a separate dining room, perfect for family meals or entertaining guests. At the front of the house, the reception room is a cosy and inviting space, complete with a bay window and feature fireplace.

The ground floor also offers two bedrooms, a modern family bathroom with both bath and shower, a useful utility room and a walk-in pantry.

Upstairs, there are three further bedrooms, including one with its own contemporary en-suite shower room.

Outside, the property continues to impress. To the front, a gravel driveway provides ample parking, complemented by a lawned garden. The rear garden is a wonderful space to enjoy throughout the year, with a raised deck that is perfect for outdoor dining, relaxing or entertaining. Beyond, a sweeping lawn and mature specimen trees create an attractive and private setting.

Overall, this is a home that combines character, space and practicality, offering flexible accommodation both inside and out.



This home has given
us years of comfort,
happiness, and
memories.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Brundall

A PEACEFUL RIVERSIDE COMMUNITY SET WITHIN THE NORFOLK BROADS

Brundall is a vibrant village on the outskirts of Norwich, situated approximately 6 miles east of the city centre, 5 miles south of the Broads National Park, and within easy reach of A47 road links. It offers a distinctive waterside lifestyle, combining the convenience of city access with riverside charm and outdoor recreation.

At the heart of village life is the River Yare, where residents enjoy boating, sailing, kayaking, and scenic riverside walks. The village benefits from a range of shops, cafés, a post office, pharmacy, and local pubs, providing everyday essentials alongside a welcoming community atmosphere.

Families are well-served by highly regarded local schools, community clubs, and leisure facilities. Norwich offers a wider choice of shopping, cultural venues, restaurants, and mainline rail links to London and Cambridge, while the nearby Broads provide exceptional opportunities for walking, cycling, and watersports.

Adding to the property's appeal is its unique historical setting. To the rear lie the Braydeston Hills, overlooking the site of the medieval village of Braydeston, abandoned following the Black Death. The village church, still standing and visible from the house, remains active with monthly services and enjoys a peaceful setting amidst open farmland.

Brundall combines riverside living, community spirit, and a rich sense of heritage, offering an attractive balance of rural surroundings and convenient access to Norwich and the Norfolk Broads.



Note from the Vendor



“Sitting on the deck with a morning coffee is still one of my favourite parts of the day.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 9625-3060-8207-8516-0200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///belong.orbited.interlude

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SOWERBYS

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