



The Street, Brundall - NR13 5AA



The Street

Brundall, Norwich

NO CHAIN! A RARE OPPORTUNITY presents itself with this PRESTIGE DETACHED PROPERTY, available to the market for the first time in over 50 years and offering IN EXCESS OF 2000 SQ. FT (stms) of exceptionally versatile accommodation. Set in the HEART OF THE VILLAGE, you'll enjoy a PRIME LOCATION with amenities such as a LIBRARY, PHARMACY, POST OFFICE, and DENTIST all within easy reach, as well as great TRANSPORT LINKS. Step through the ENCLOSED PORCH with integrated for outdoor wear and into a GRAND HALLWAY ENTRANCE, complete with a two piece WC perfect for guests. The 22' SITTING ROOM is a true highlight, boasting UNINTERRUPTED GARDEN VIEWS, while the 16' DUAL ASPECT FAMILY ROOM provides a welcoming, light filled space for relaxation or entertaining. The 19' KITCHEN/BREAKFAST ROOM is ideal for family life, offering a WALK-IN PANTRY, SEPARATE UTILITY, and a VERSATILE STORAGE ROOM. Upstairs, FOUR DOUBLE BEDROOMS all feature INTEGRAL WARDROBES, ensuring ample storage, and a SNUG/STUDY SPACE opens from the landing, ideal for home working or quiet reading. Every detail has been carefully considered to maximise comfort and functionality, making this a perfect home for families seeking space, privacy, and convenience. The outside space truly shines here, with substantial SOUTH FACING PRIVATE GARDENS designed for both relaxation and recreation enjoying a MATURE FEEL. The well proportioned frontage has been landscaped, opening to a sweeping shingle laid DRIVEWAY offering parking for multiple vehicles, further benefitting from a DETACHED DOUBLE GARAGE with storage above.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

The property is situated at the centre of 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 the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

- No Chain!
- Prestige Detached Family Home with Over 2000 Sq.Ft (stms) of Accommodation
- Substantial 0.35 Acre South Facing Plot (stms)
- Central Village Location Close to Local Amenities
- 22' Sitting Room Enjoying Uninterrupted Garden Views & 16' Dual Aspect Family Room
- 19' Kitchen/Breakfast Room with a Walk-In Pantry, Separate Utility & Versatile Storage Room
- Four Double Bedrooms with Built-In Wardrobes & Separate Snug/Study Space from the Landing
- Landscaped Frontage with Sweeping Shingle Driveway & Detached Double Garage



SETTING THE SCENE

Set back from the road behind a brick wall enclosed frontage, the property immediately impresses with a large sweeping shingle driveway, providing generous off-road parking for multiple vehicles. Further parking and versatile outside space are available alongside the detached double garage, which features two up-and-over doors and a fixed staircase rising to the loft space above, providing substantial additional storage. The remainder of the frontage has been attractively landscaped, with areas of laid lawn and established borders well stocked with a variety of mature shrubs and plantings. The main entrance is positioned to the front beneath a large open porch.

THE GRAND TOUR

Stepping inside, the enclosed entrance porch provides an excellent practical introduction, with double opening integrated storage ideal for keeping coats and shoes neatly tucked away. Carpeted flooring continues through into the spacious entrance hallway, where stairs rise to the first floor and useful storage is provided beneath. Doors lead through to all ground floor accommodation. At the heart of the home is the impressive 22' sitting room, featuring continued carpeting and a combination of uPVC double glazed windows and sliding glass doors. These provide panoramic views across the garden and direct access onto the patio, creating a wonderful connection between the indoor and outdoor living spaces. The room is centred around an exposed brick feature fireplace with an open fire, providing a charming focal point, while the generous proportions comfortably accommodate a variety of soft furnishing layouts. Adjacent, the 16' family room enjoys a dual aspect, ensuring the space is flooded with natural light. Currently utilised as a study, this highly versatile room could equally lend itself to use as a cosy snug, playroom or ground floor double bedroom. At the opposite end of the hallway, a conveniently positioned two piece WC provides an ideal facility for guests, while an adjacent door leads into the 19' kitchen and breakfast room. The kitchen is well equipped with an extensive range of base storage units, generous worktop space and provision for freestanding appliances, together with under counter plumbing for a washing machine. Tiled flooring runs throughout, while the opposite side of the room provides ample space for an informal breakfast or dining table. A large walk-in pantry offers excellent additional storage, complemented by a further useful storage cupboard. The kitchen leads through into a practical utility room, which provides access towards both the rear garden and the front of the property, with further storage space beyond.

Ascending to the carpeted first floor landing, doors open to four generously proportioned double bedrooms. The main bedroom benefits from a dual aspect, plentiful fitted cabinetry and ample space for a large double bed, together with an integrated storage cupboard positioned to the corner. The remaining three double bedrooms all feature carpeted flooring, uPVC double glazed windows, integrated wardrobes and radiators, providing comfortable and well equipped sleeping accommodation. A further smaller room overlooks the front of the property and offers an ideal dedicated home office or study space. Completing the main accommodation, the well proportioned three piece family bathroom features a bath with shower over, complemented by a glass screen and tiled surrounds. The first floor landing also provides access to a large airing cupboard and a further useful storage cupboard. A final doorway opens to a further fixed staircase rising to the substantial loft room. The loft is fully boarded and benefits from power, providing excellent additional storage and significant scope for those looking to remodel or potentially create further living accommodation (stp).

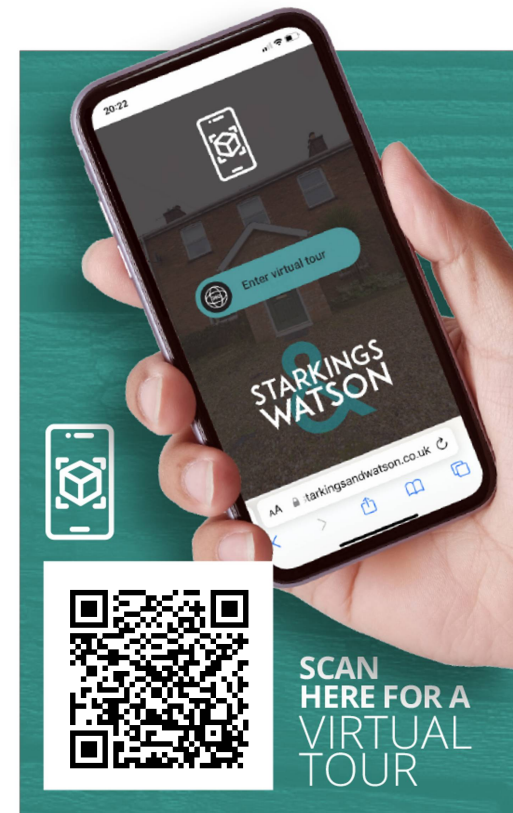
FIND US

Postcode : NR13 5AA

What3Words : ///narrate.since.campfires

VIRTUAL TOUR

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

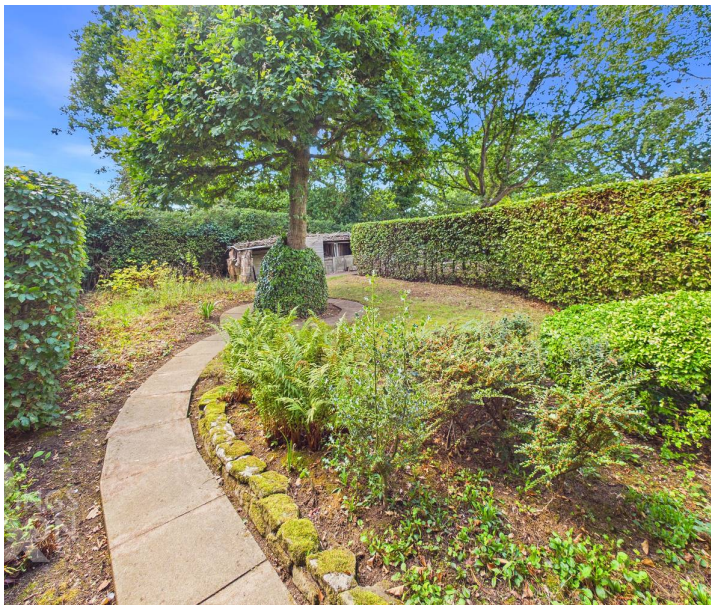


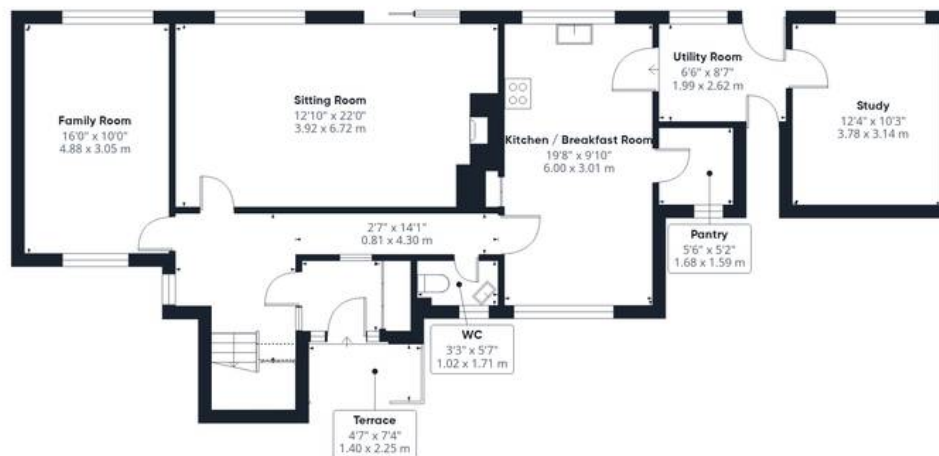




THE GREAT OUTDOORS

The rear garden has been well tendered too. South facing and with a large patio across the width of the property, there is plenty of space for table and chairs to enjoy al fresco dining. Flower sit either side of the garden leading you down to the expansive lawn. Mature hedging and panel fencing keep the area enclosed and safe for children and pets to play unaided. To the very rear of the garden, and behind hedging is a large vegetable plot, and compost station, perfect for those who love to grow their own produce.

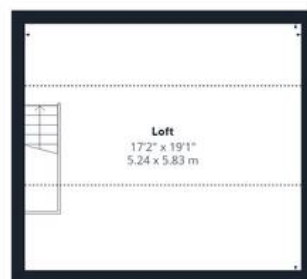




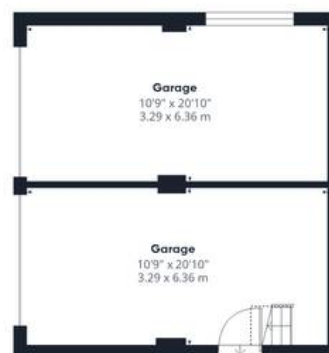
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

3038 ft²

282.1 m²

Balconies and terraces

34 ft²

3.2 m²

Reduced headroom

282 ft²

26.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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