



Medeswell Close, Brundall - NR13 5QG



## Medeswell Close

Brundall, Norwich

A truly exceptional DETACHED FAMILY HOME with a LONGER than AVERAGE GARAGE, boasting a deceptively spacious interior of some 985 sq. ft (stms). With a new Worcester Bosch Boiler (with 5yr guarantee) and replacement of window panes, this property offers the ideal canvas for a comfortable and versatile living space. Beyond the WELCOMING HALL ENTRANCE with a cloakroom, the property features TWO RECEPTION ROOMS, with potential for OPEN PLAN LIVING (stp) into the ADJACENT KITCHEN. With its FOUR BEDROOMS, this home is perfect for families or those seeking extra space. Completing the property is the FAMILY BATHROOM with a SHOWER over the bath. The TANDEM DRIVEWAY and OVERSIZED GARAGE provide ample parking and STORAGE options, while the LARGER than AVERAGE GARDEN offers a private SEATING AREA and large lawned space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home
- Deceptively Spacious Interior of Some 985 Sq. ft (stms)
- Two Reception Rooms
- Potential for Open Plan Living (stp)
- Hall Entrance with Cloakroom
- Four Bedrooms
- Tandem Driveway & Oversized Garage
- Larger than Average Garden

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.

#### SETTING THE SCENE

Occupying an elevated position approached via a brick-weave driveway, tandem parking is provided for several vehicles, with access leading to the main property and detached garage. The lawned front garden is adorned with a range of mature planting and shrubbery, whilst gated access leads to the rear garden.



## THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring underfoot, with ample space for coats and shoes, while stairs rise to the first floor landing with useful storage space below. Tucked under the stairs, a ground floor W.C can be found with a white two piece suite including storage under the hand wash basin and tiled splashbacks. The main living space comprises the front facing sitting room with a feature fireplace and timber surround, with fitted carpet flowing underfoot, with glazed double doors flowing seamlessly into the adjacent dining room. Once again finished with fitted carpet, sliding patio doors lead out to the rear garden. The adjacent kitchen offers potential to open plan the space, with a U-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. Space is provided for general white goods including a fridge, dishwasher and washing machine. Natural light can be enjoyed via the rear facing window and a glazed side-facing door.

Heading upstairs, the carpeted landing includes a loft access hatch and side facing window for excellent natural light, with doors leading to the four carpeted bedrooms. The main bedroom sits to the rear with built-in wardrobes, with the second bedroom sitting to the front with a box window - the third and fourth bedrooms are similar sized. The property is treated with double glazed uPVC throughout. The family bathroom completes the property with a white three piece suite including a thermostatically controlled shower and glazed shower screen over the bath, with storage under the hand wash basin, tiled splash-backs, heated towel rail and wood effect flooring.

## FIND US

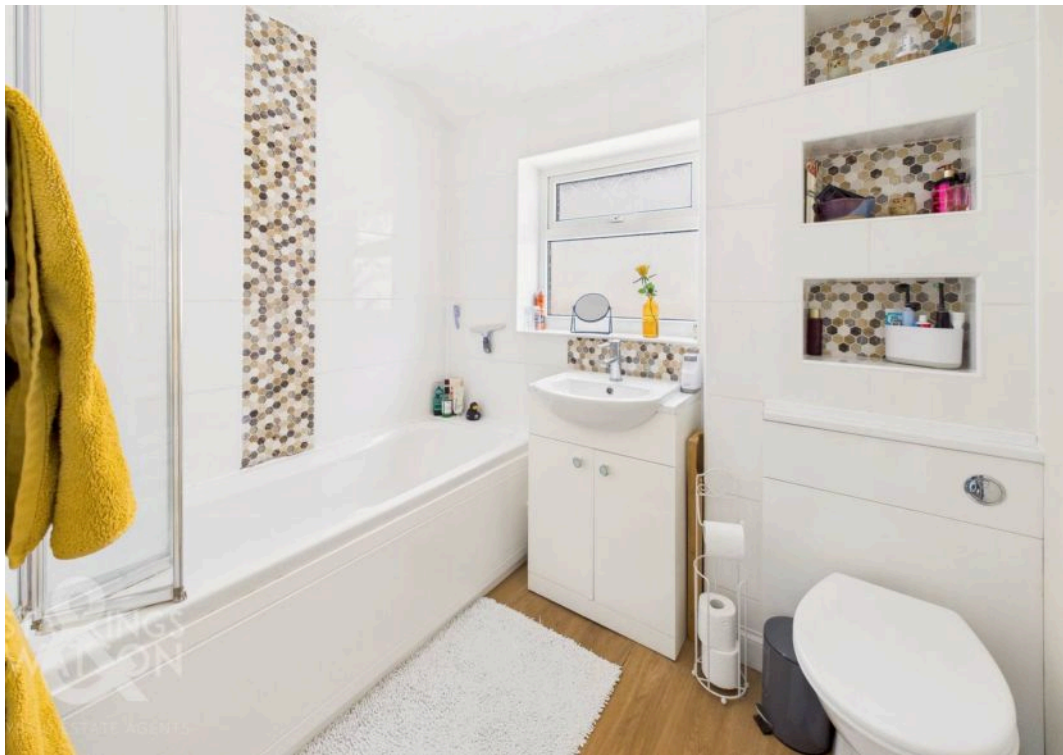
Postcode : NR13 5QG

What3Words : ///inflation.deadline.dated

## VIRTUAL TOUR

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







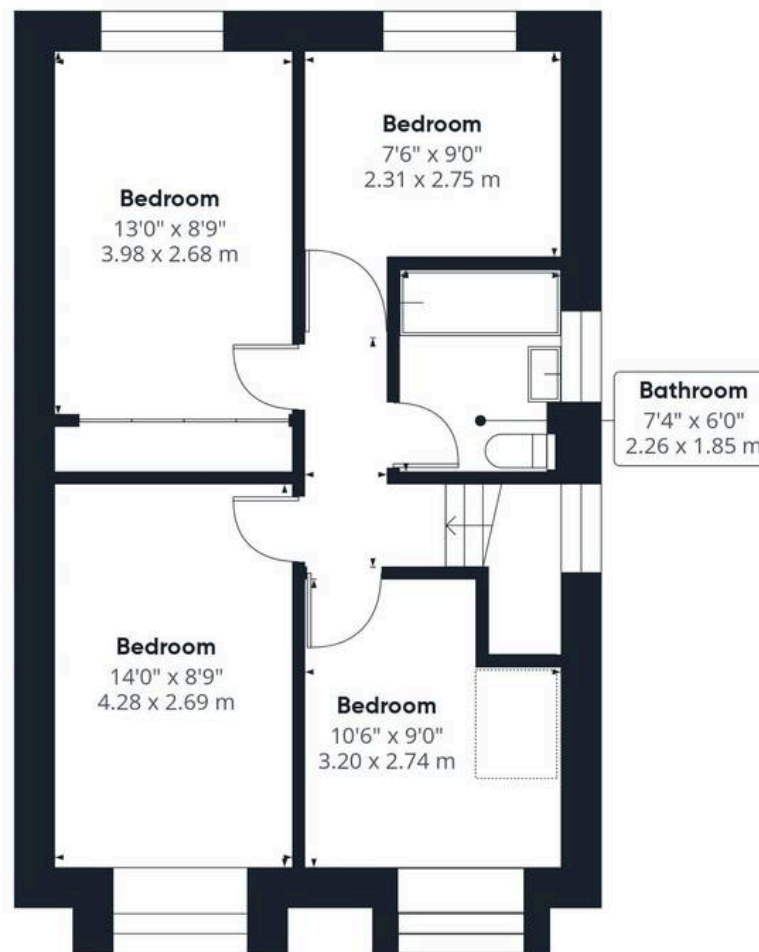
## THE GREAT OUTDOORS

The rear garden is predominantly laid to lawn with enclosed timber fenced boundaries and a range of mature planting. Various seating areas can be found, with a patio flowing across the width of the property from the dining room patio doors, with a further seating and storage area to the rear of the garage. The garage is longer than average, and is accessed via an up and over door to front or door to side, with power and lighting.





Ground Floor



Floor 1

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

985 ft<sup>2</sup>  
91.6 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(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.

**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 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.