



Beverley Road, Brundall - NR13 5QS

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Beverley Road

Brundall, Norwich

NO CHAIN. SOUTH FACING GARDEN, potential to modernise and extend, WALKING DISTANCE to the SHOP, tucked away SECRET WOODLAND GARDEN and adjacent to GREEN SPACE - could you ask for anymore? This detached bungalow truly offers an UNRIVALED OPPORTUNITY to create the perfect DOWNSIZE or FAMILY HOME. With over 1022 Sq ft (stms) of accommodation, the VERSATILE LAYOUT is ready for a RE-THINK, with OPEN PLAN OPTIONS and room to re-purpose the current spaces. Planning permission exists which sets the precedent to extend the property, enlarge the driveway and to add a garden studio. A LARGE PORCH ENTRANCE offers a useful covered storage space, with a further ENTRANCE HALL leading to the UPDATED KITCHEN and SITTING ROOM which spans the width of the bungalow. There are THREE BEDROOMS, a variety of storage, cloakroom and FAMILY BATHROOM. Various REMEDIAL WORKS have been completed including to the ELECTRICS. The POTENTIAL is immense, with many similar properties laid out to enjoy the SOUTH FACING ASPECT, and maximising the living space.



To the outside, the GARDENS are a real surprise, with a fantastic lawned space, which in turn leads to the PRIVATE SECLUDED SECRET GARDEN - ready for a TIMBER LODGE or SUMMER HOUSE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow with Garage
- Potential to Update, Modernise & Extend (stp)
- Sitting Room & Adjacent Kitchen
- Three Bedrooms
- Family Bathroom & Cloakroom
- Extra Private Secret Woodland Garden
- South Facing Gardens

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

Sitting next to open green space and enclosed within mature hedging which screens the property from the road, a shingle driveway offers off road parking for several vehicles with a lawned frontage. Access leads to the rear garden, whilst a door takes you to the inner hall entrance offering the ideal meet and greet space.

## THE GRAND TOUR

The covered porch entrance offers convenient access to the garage and rear garden, with a further door leading to the hall entrance, complete with fitted carpet underfoot and a range of built-in storage cupboards, whilst doors lead to the living accommodation, kitchen and bedroom space. The main sitting room sits at the rear of the property enjoying dual aspect views to side and rear, with patio doors opening up to the garden. A feature fireplace creates a focal point to the room with fitted carpet underfoot, with an opening taking you to the adjacent kitchen which has been re-fitted and now requires finishing touches, with solid wood work-surfaces and space for general white goods including an electric oven, fridge, freezer, washing machine and dishwasher. A side facing window offers great natural light whilst an opening takes you back to the hall entrance. The three bedrooms are all finished with fitted carpet and uPVC double glazing along with a range of built-in wardrobes. A separate W.C sits adjacent to the family bathroom creating an opportunity to create a larger room if required, with tiled splash-backs running around the bath.

## FIND US

Postcode : NR13 5QS

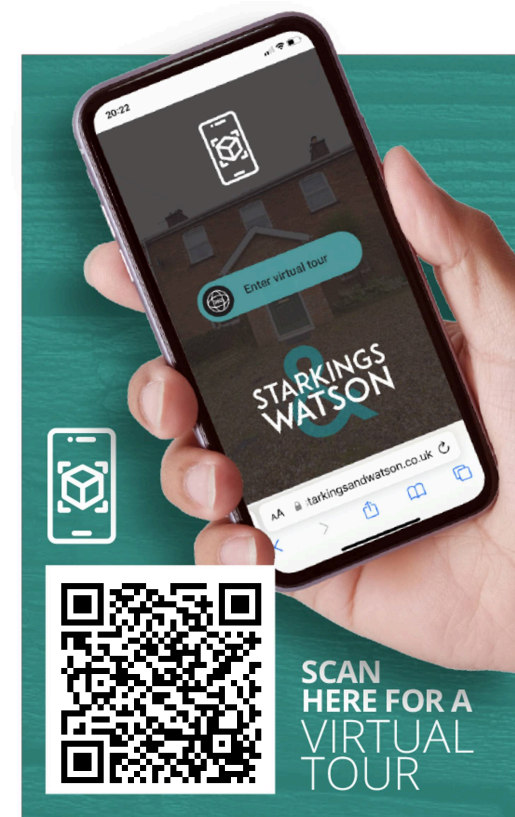
What3Words : ///minority.dialects.contracting

## VIRTUAL TOUR

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

## AGENTS NOTES

An annual fee to the local residents association is due for the upkeep and maintenance of the green-space, in the region of £40 PA.



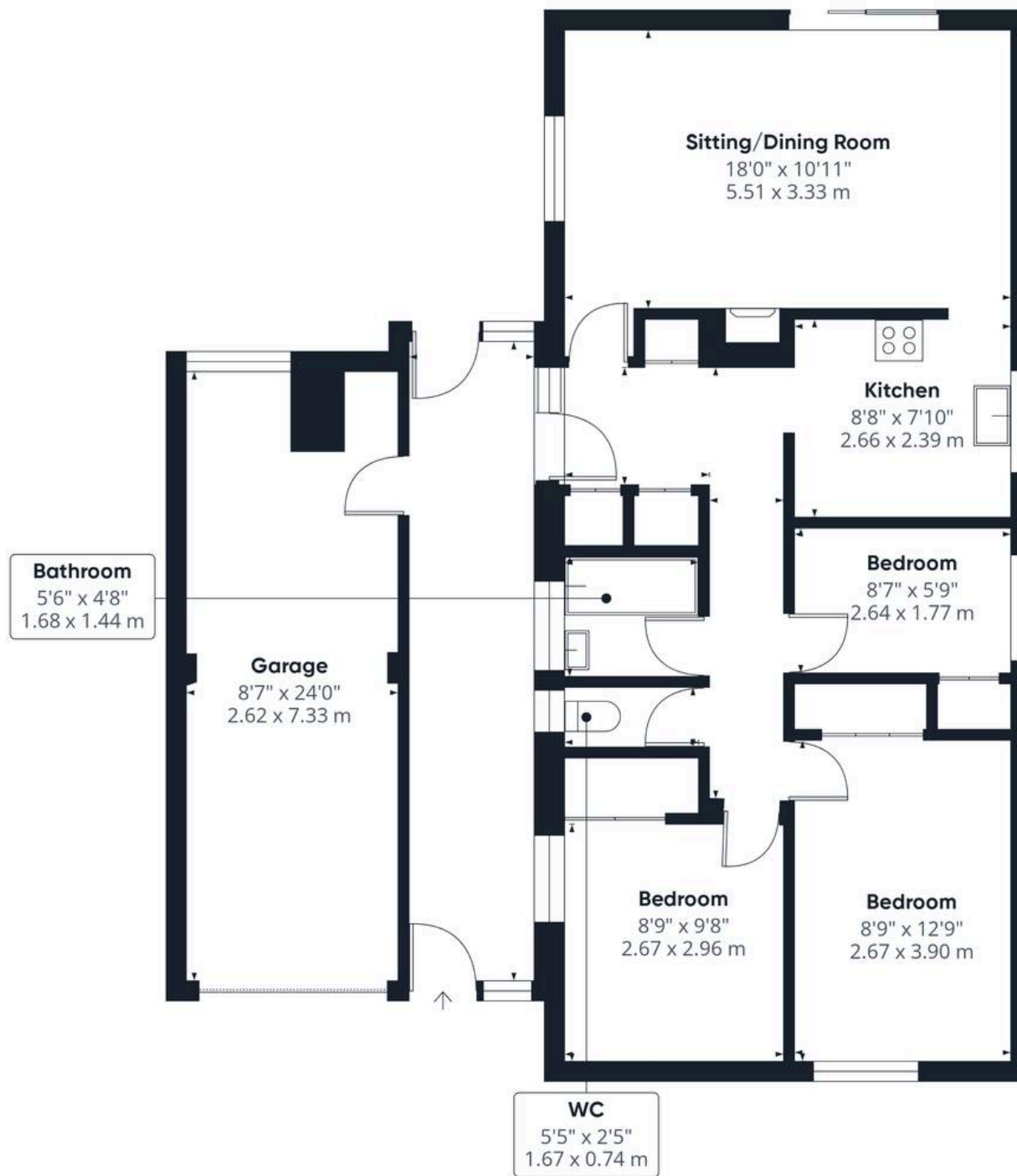




## THE GREAT OUTDOORS

Heading outside is when you really appreciate the plot and position which the bungalow enjoys. Enclosed with timber panel fencing and a vast array of mature planting and shrubbery to the borders. The garden forms an L-shape with a section of woodland area to the far right hand side, with mature trees and shrubbery. True potential exists to create a wooden lodge or home office space, whilst a timber shed currently offers storage along with the garage. The garage is integral with an electric up and over door to front and door within the inner hallway, power and lighting.





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

1022 ft<sup>2</sup>  
95 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.

**GIRAFFE360**





## 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.