



St. Clements Way, Brundall - NR13 5QW

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Clements Way

Brundall, Norwich

NO CHAIN. EXTENDED DETACHED FAMILY HOME offering approx. 1335 Sq. ft (stms) of versatile accommodation, perfect for FAMILY LIVING. The impressive 24' SITTING/DINING ROOM provides a spacious and flexible area for relaxing or entertaining, with natural light streaming through patio doors. The 17' KITCHEN/BREAKFAST ROOM is well-appointed and seamlessly connects to an ADJACENT DINING ROOM, creating a sociable hub for everyday meals or larger gatherings. The HALL offers AMPLE STORAGE, along with a convenient W.C. Upstairs, THREE GENEROUS BEDROOMS ensure comfortable accommodation for family or guests, complemented by a practical SHOWER ROOM. The property benefits from a 25' TANDEM GARAGE with integral access - ideal for secure parking or UTILITY SPACE, and a DRIVEWAY providing ample off-road parking. The rear garden is FULLY ENCLOSED with timber panel fencing ensuring privacy and security and is NOT OVERLOOKED, offering a tranquil retreat for families or keen gardeners.



The garden is mainly laid to lawn, bordered by mature planting and established shrubbery, which creates a green outlook throughout the seasons.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Extended Detached Family Home with a Large Garage
- Approx. 1335 Sq. ft (stms) of Accommodation
- 24' Sitting/Dining Room
- 17' Kitchen/Breakfast Room & Adjacent Dining Room
- Three Bedrooms, W.C & Shower Room
- Private Non-Overlooked Gardens
- 25' Tandem Garage & Driveway

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

Set back from the road and approached via a hard-standing driveway, off-road parking is provided for several vehicles with an adjacent lawned frontage enclosed within a low-level brick-walled front boundary.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space, finished with tiled flooring underfoot for ease of maintenance, with two useful built-in storage cupboards, and stairs which rise to the first floor landing. The ground floor W.C offers a two-piece suite with tiled splash-backs and flooring, which is neatly tucked away to the right-hand side as you enter. The kitchen/breakfast room offers an extensive range of built-in storage units with integrated cooking appliances including an inset electric ceramic hob and built-in eye-level electric double oven. Matching up-stands run around the work surface with tiled flooring underfoot and ample space for a dining table. A door takes you to the rear garden and adjacent garage, whilst an opening leads to the versatile dining room, which is currently used as a study, with continued tiled flooring underfoot. The sitting/dining room runs the full length of the property, with a feature fireplace creating a focal point to the room, with a front-facing uPVC window and sliding patio doors taking you to the rear garden, whilst being finished with wood effect flooring which flows underfoot.

Heading upstairs, the carpeted landing includes a side-facing window and built-in airing cupboard, with doors leading into the three bedrooms and shower room. The bedrooms are finished with stripped wood flooring and uPVC double glazing, with ample space for freestanding wardrobes. The shower room is finished with a three-piece suite, including a corner shower cubicle and thermostatically controlled shower, with tiled walls and flooring.

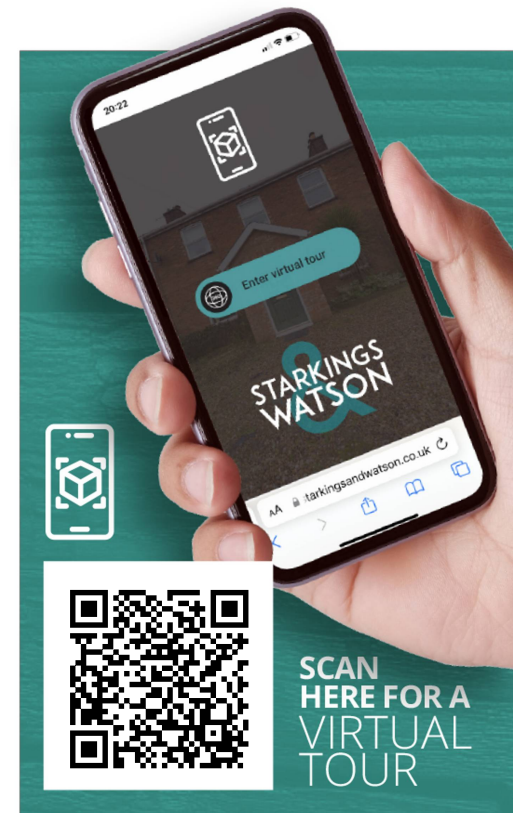
FIND US

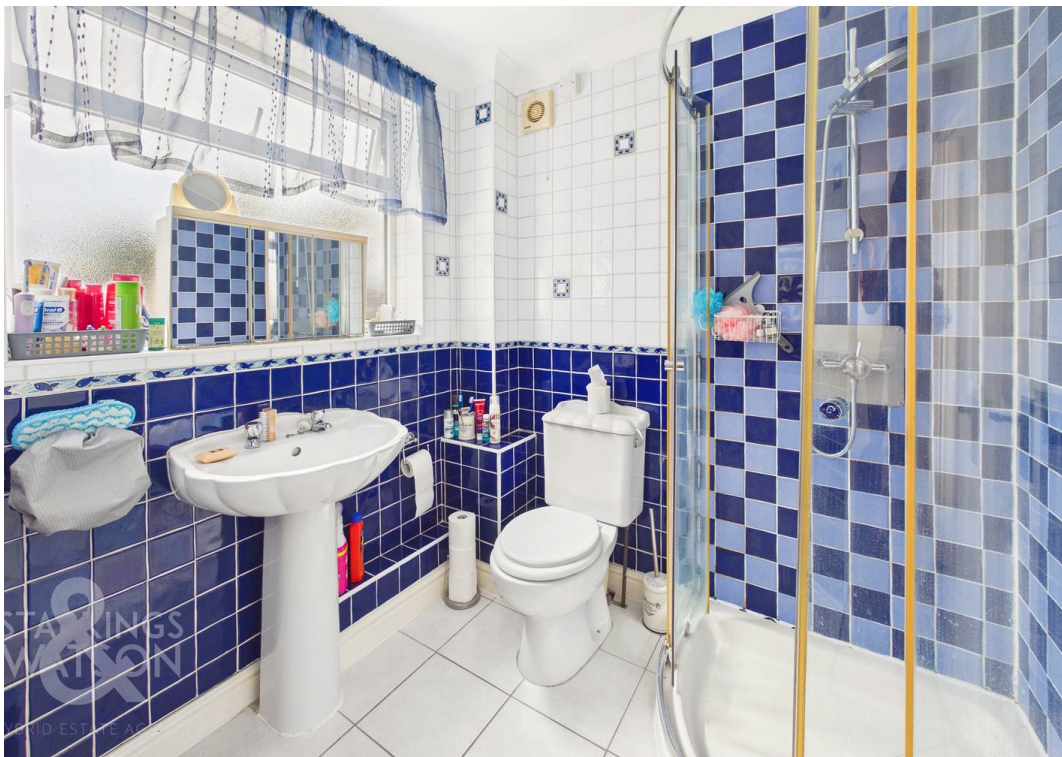
Postcode : NR13 5QW

What3Words : ///tones.villager.shoving

VIRTUAL TOUR

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



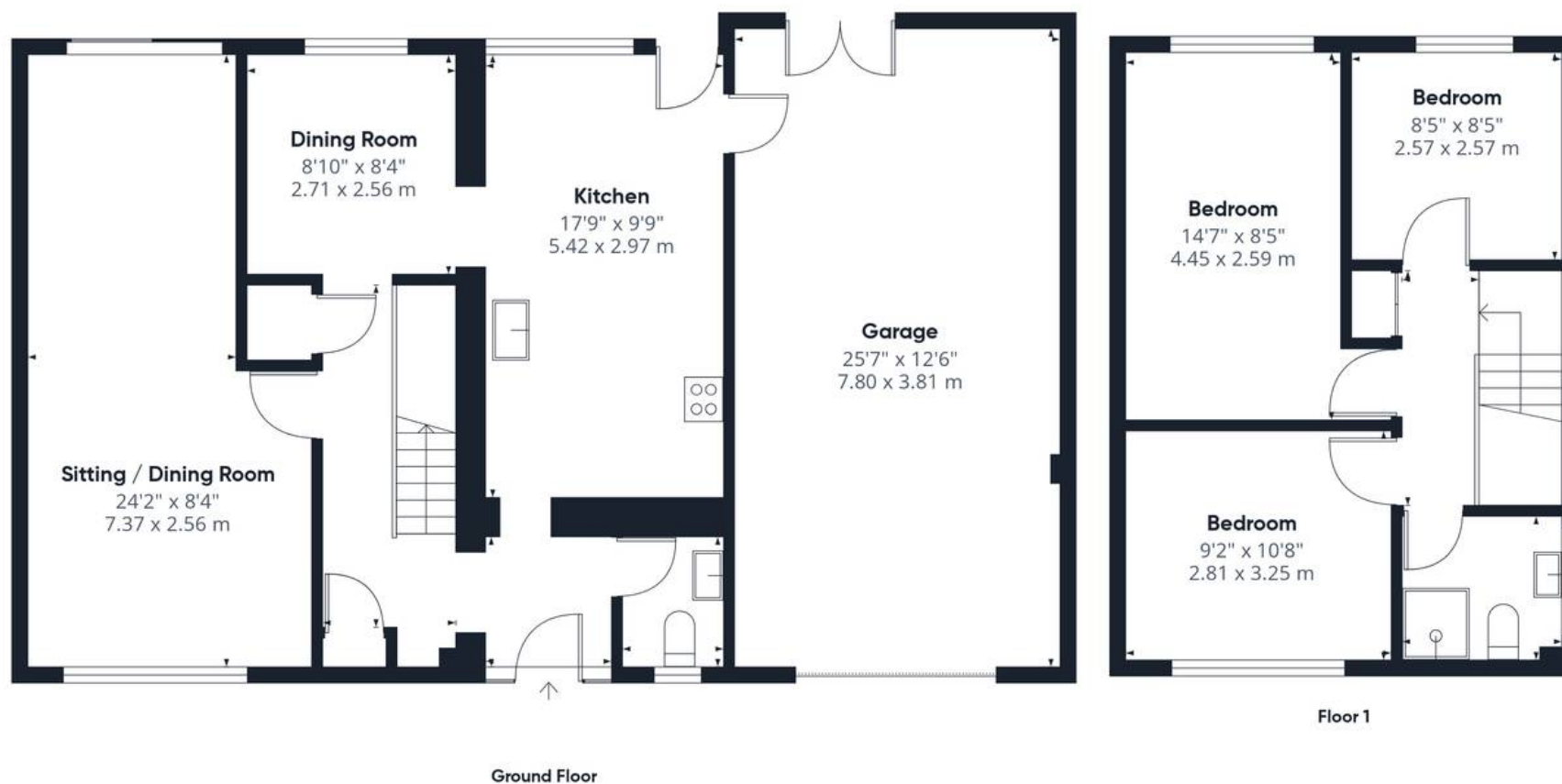




THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed within timber panel fencing whilst being laid to lawn and including a range of mature planting and shrubbery to all borders. A timber shed offers storage to the far corner, with the patio seating area extending from the sitting room patio doors. Double doors take you to the integral garage, which also includes an up-and-over door to front with a utility space allowing for a freestanding fridge-freezer, washing machine, and tumble dryer, along with the electric fuse box, power, and lighting.





Approximate total area⁽¹⁾
1335 ft²
124.1 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 are 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.