



Postwick Lane, Brundall - NR13 5LR

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HYBRID ESTATE AGENTS



## Postwick Lane

Brundall, Norwich

MOTIVATED VENDORS! This impressive DETACHED FAMILY HOME, set on a PROMINENT CORNER PLOT provides approximately 1434 sq. ft (stms) of versatile accommodation. The property is approached via a hall entrance, which features a VAULTED CEILING and VELUX WINDOW, with convenient STORAGE and a private STUDY, perfect for those working from home. The spacious 18' SITTING ROOM is filled with natural light and connects seamlessly to the DINING ROOM through double doors, creating a flexible space for entertaining or relaxing with family. The FULLY FITTED KITCHEN is well-equipped and offers the potential to be opened up further, allowing buyers to create a contemporary OPEN PLAN LIVING AREA if desired. Upstairs, there are FOUR well-proportioned BEDROOMS, and a SPACIOUS FAMILY BATHROOM, further supported by a GROUND FLOOR SHOWER ROOM, ensuring ample space for a growing family or visiting guests. The overall layout is thoughtfully designed for COMFORT and PRACTICALITY, making this a superb opportunity for those seeking a quality home in a sought-after location.

The OUTSIDE SPACE is equally impressive, with a generous plot offering a wealth of features for outdoor living. A FULL-WIDTH PATIO extends across the rear of the home, perfectly positioned to enjoy the SOUTH WESTERLY ASPECT and providing an ideal setting for alfresco dining or summer gatherings. The detached DOUBLE GARAGE offers storage, and further gardens, house a timber shed, greenhouse, and a charming summer house, which benefits from power, lighting, and a range of windows with double doors (making it an excellent option for a home office or creative studio).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Motivated Vendors!
- Detached Family Home on a Prominent Corner Plot
- Approx. 1434 Sq. ft (stms) of Accommodation
- Hall Entrance with Storage & Private Study
- 18' Sitting Room with Double Doors to the Dining Room
- Fully Fitted Kitchen with Potential to Create Open Plan Living
- Four Bedrooms, Shower Room & Family Bathroom
- Sizeable Plot with Ample Parking, Summer House & Detached Garage



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 on the corner of Postwick Lane and Cucumber Lane, the main driveway can be found to the side of the property with a large brick-weave area providing off road parking for several vehicles along with access to the detached double garage. Lawned gardens can be found to the front and side of the property, tucked away behind high level hedging, with a footpath taking you to the main entrance door and gated rear garden.

#### THE GRAND TOUR

The hall entrance offers the ideal meet and greet space with a vaulted ceiling and velux window above, along with a useful built-in double storage cupboard and wood effect flooring underfoot. Stairs rise to the first floor landing with two further built-in storage cupboards, whilst doors lead off to the living and kitchen accommodation. The ground floor study sits to the front of the property with fitted carpet underfoot and a side facing window, whilst a part vaulted ceiling and velux window flood the room with excellent natural light. The main sitting room is centred on a feature fireplace creating a focal point to the room with fitted carpet underfoot, and a side facing window, whilst double doors provide a seamless flow into the adjacent dining room - with sliding patio doors taking you to the rear garden. Fitted carpet can be found underfoot with a door taking you to the kitchen. Finished with a u-shaped arrangement of wall and base level units, integrated cooking appliances include an inset electric ceramic hob and built-in electric oven with tiled splash-backs and an extractor fan above.

Space is provided for a fridge freezer, washing and dishwasher, where under cupboard lighting highlights the work surface, with a front facing window and door leading out to the garden. Completing the ground floor is a shower room housing a three piece suite including a walk-in shower cubicle with tiled walls and flooring.

Heading upstairs the carpeted landing includes a loft access hatch with doors taking you to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The three larger bedrooms include built-in wardrobe storage. The family bathroom is a sizeable room offering further potential and currently housing a three piece suite including a panelled bath with mixer shower tap, half tiled walls, tiled effect flooring and built-in airing cupboard.

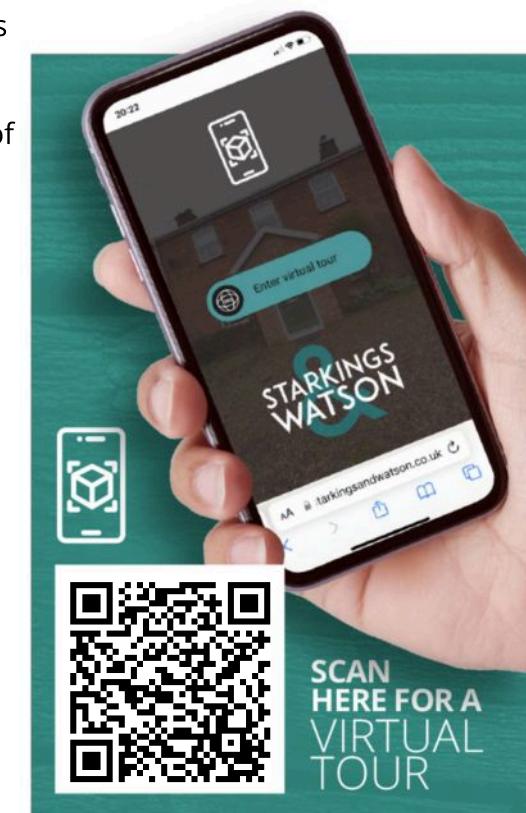
#### FIND US

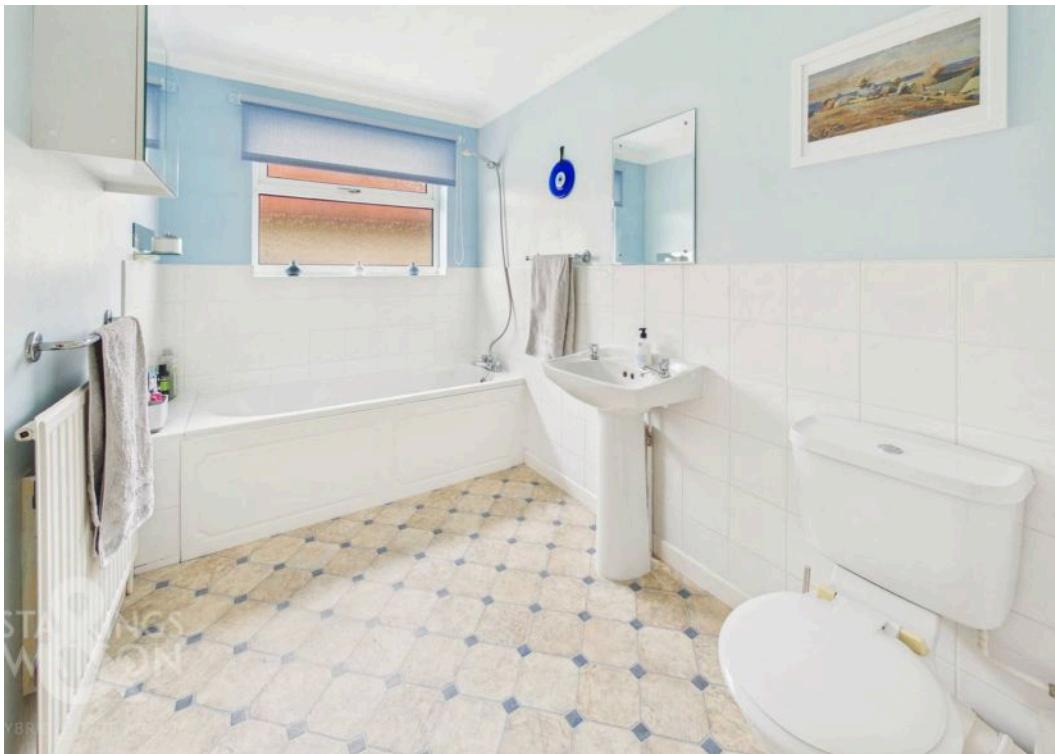
Postcode : NR13 5LR

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#### VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Once outside the rear garden includes a full width patio stretching across the rear of the property, taking in the south westerly aspect. With a walled side boundary and timber fencing enclosing the garden, a lawned expanse opens up, with a hard standing footpath taking you to the detached garage and further rear garden which includes a timber shed, greenhouse and summer house. Various planting and shrubbery can be found throughout the garden, with huge potential for further landscaping, whilst gated access leads to the driveway. The summer house offers power and light with a range of windows and double doors, ideal as a home office space. The double garage is accessed via twin up and doors to front, with a side access door, window to rear, storage above, power and lighting.





Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

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

1876 ft<sup>2</sup>

174.4 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.



# Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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