



Stepping Stones
3 West End Avenue | Brundall | Norfolk | NR13 5RF

 FINE & COUNTRY

BYGONE AGE BROADLAND



“This attractive and elegant character home sits in a prestigious position between the river, the woods, a country park and the well-served village of Brundall.

One of a small number of period properties built in the 1920s during the reign of George V, it benefits from the wonderful light rooms and proportions of the era, as well as beautiful and private gardens within a lovely green setting.

Well cared for by the current owners, it’s a precious piece of a golden age and one that’s as enjoyable today as it would have been back then.”



KEY FEATURES

- A Gorgeous 1920s Character Home situated in the Popular Village of Brundall
- Four Double Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and a Walk-In Wardrobe
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Shower Room
- Three Reception Rooms
- Spacious Enclosed Rear Garden with Pergola Seating Area, Shed and Greenhouse
- Plenty of Driveway Parking
- The Accommodation extends to 2,231sq.ft
- Energy Rating: D

What a delight! This home is packed with original features that have been beautifully preserved and with the generous proportions of the rooms and the light flooding in, it's a glorious and uplifting place to be. Perfect for a sociable couple or a family, this is a place where you'll feel right at home and where you'll want to put down roots.

From Holidays To Homes

If you love character properties, but you also love light, airy rooms, this will hit the spot! A gorgeous 1920s home boasting features such as high ceilings, original doors, picture rails, wooden floors and an Aga, it's brimming with charm. It's also part of local history. This quiet little no-through road sits on what was once part of Brundall Leisure Gardens. The gardens were designed and landscaped by Dr. Michael Beverley on 76 acres of land back in 1881. He planted rare trees and shrubs and encouraged a wide variety of wildlife. A wealthy businessman called Frederick Holmes-Cooper bought the gardens in 1919 and turned them into a popular destination, with a tearoom, hotel and regular boat arrivals bringing day trippers from Great Yarmouth. In 1922 he began developing the land at one end of the gardens, engaging architects Edward Boardman & Son to design the properties. All the houses along this road, West End Avenue, then came to the market in 1924.





KEY FEATURES

Engaging And Attractive

Properties down here don't become available very often. It's a most appealing road where the pretty period homes are well spaced out in good size plots and once people move here people don't want to leave. The owners confirm it's been a great place for large family gatherings and suits multi-generational living, with flexible accommodation that meets a wide variety of needs. All the bedrooms are good size doubles, which is great for families with teens who like to have their own space. The principal bedroom has an en-suite and walk-in wardrobe, and there's also a large family bathroom with both bath and shower for the other three bedrooms. There's another room on the ground floor that has been used as a fifth bedroom at times and has been a hobby space – it would also be a great playroom or home office. It's next to the utility room and ground floor shower room, so this part of the house is nicely tucked away and could make a semi-independent suite.

A Superb Setting

The garden is spacious and private and gets the sun throughout the day. Safe and enclosed, it's perfect for children playing outside and has a pretty patio, a pergola covered area for al fresco dining, and access from the front and rear halls, breakfast room and kitchen, so there's a nice easy flow between the inside and outside spaces. On a practical note, there's also plenty of private parking on the drive. Head down the little lane and you'll find you have woods and open fields on one side and a country park with allotments on the other. There's a weekly parkrun here and it's perfect for walking your dogs too. The station at the end of the road is just one stop from Norwich, which is very handy, and there are regular buses from the village too. Brundall is one of Broadland's most well-served villages, with a primary school, buses to the secondary school and sixth form, shops, pubs, takeaways, a GP surgery and more – all within walking distance of this home. It's hard to imagine a better property for balancing privacy and greenery with access to a lively, friendly village and to the river, with first-rate transport links.

























INFORMATION



On The Doorstep

Brundall is a highly sought after village with just about every amenity catered for with a village shop, a post office, school, train station, Broads access, dental and doctors surgeries and various other high street stores. Access to the A47 is on your doorstep for easy access to most of the county. "Brundall is a great village, there is a village school, health centre and shops all within a few minutes walk, everything you need is here but you can get out into the country easily or into Norwich when you need to. It's close to the river for nice walks, sailing and boating"

How Far Is It To?

Access from the Broads can be gained either from Brundall situated on the River Yare or Wroxham, the acknowledged centre of the broads network which is approximately 8 miles distance. Brundall is well placed for the cathedral city of Norwich which lies approximately 7 miles west, with its wide variety of cultural and leisure facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth is approximately 12 miles to the east boasting 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid various rides, shops and amusement arcades.

Directions

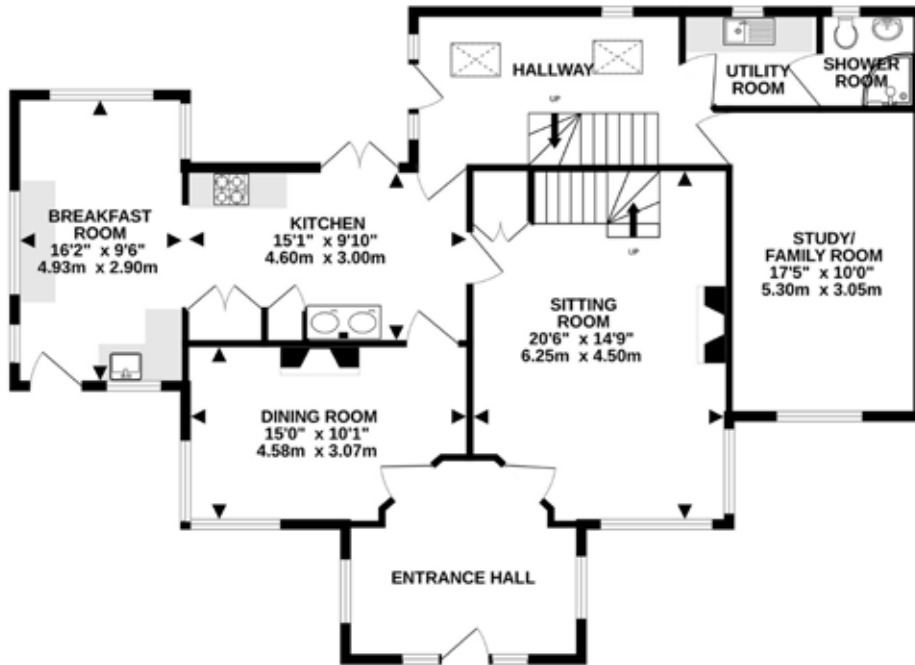
Leave Norwich on Yarmouth Road/A1042 and at the Postwick Interchange take the 3rd exit to stay on Yarmouth Road/A1042. At the roundabout take the 1st exit and then Yarmouth Road/A0142 turns right and becomes Church Road. Turn left onto Brundall Low Road and continue onto Postwick Lane. Turn right onto West End Avenue.

Services, District Council and Tenure

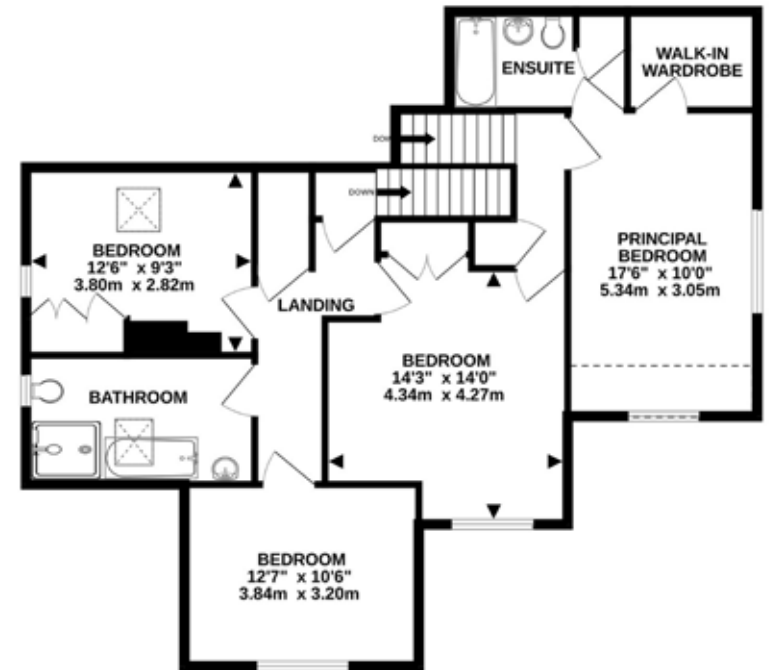
HEATING, WATER AND DRAINAGE TBA-PIQ FORM TO BE FILLED IN BY VENDOR

Broadband Available - PLEASE ADVISE CONNECTION TYPE AND PROVIDER

Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band F
Freehold



GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
989 sq.ft. (91.9 sq.m.) approx.

TOTAL FLOOR AREA : 2231 sq.ft. (207.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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