



Lackford Close, Brundall, Norwich, NR13 5NL

welcome to

Lackford Close, Brundall, Norwich

William H Brown are excited to market this superb three-bedroom linked detached home, perfectly situated in the highly sought-after village of Brundall. Step inside to discover the true heart of this home: a beautifully designed open-plan living and dining space.



Lounge/Dining Room

19' 10" x 11' 7" (6.05m x 3.53m)

Double glazed window to front aspect, LVT flooring, radiator and door to side.

Kitchen

11' 6" x 9' 1" (3.51m x 2.77m)

Double glazed window and door to rear garden, tiled flooring, range of wall and base units, sink with mixer tap, electric hob, oven and extractor, washing machine, dishwasher, fridge freezer and radiator.

First Floor

Bedroom One

8' x 11' 2" (2.44m x 3.40m)

Double glazed window to rear aspect, LVT flooring, storage cupboard and radiator.

Bedroom Two

8' 3" x 11' 6" (2.51m x 3.51m)

Double glazed window to front aspect, carpeted flooring and radiator.

Bedroom Three

8' 6" x 6' 1" (2.59m x 1.85m)

Double glazed window to front aspect, storage cupboard carpeted flooring and radiator.

Bathroom

8' x 6' 4" (2.44m x 1.93m)

Double glazed window to rear aspect, bath tub, separate shower cubicle, toilet, wash hand basin with mixer tap, tiled flooring and radiator.

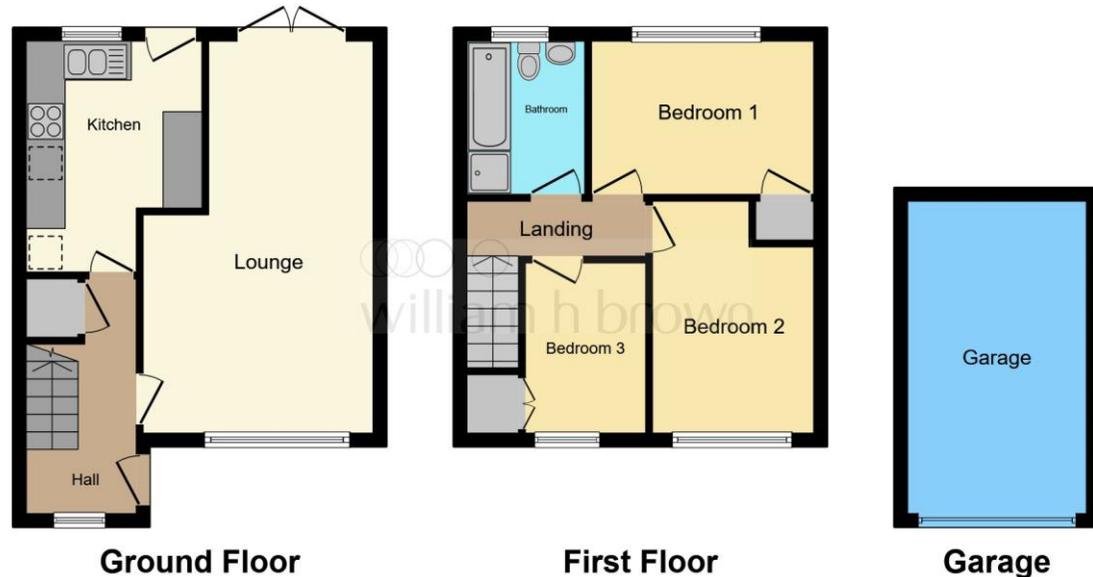
Exterior

Enclosed rear garden with decking area and partially laid to lawn with concrete shed base.

Garage

16' 7" x 8' 2" (5.05m x 2.49m)

Up and over door, electric, lights.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Lackford Close, Brundall Norwich

- Highly sought after location of Brundall
- Parking for Multiple Vehicles
- Surrounded by local amenities
- Great access to the A47
- Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143522 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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