



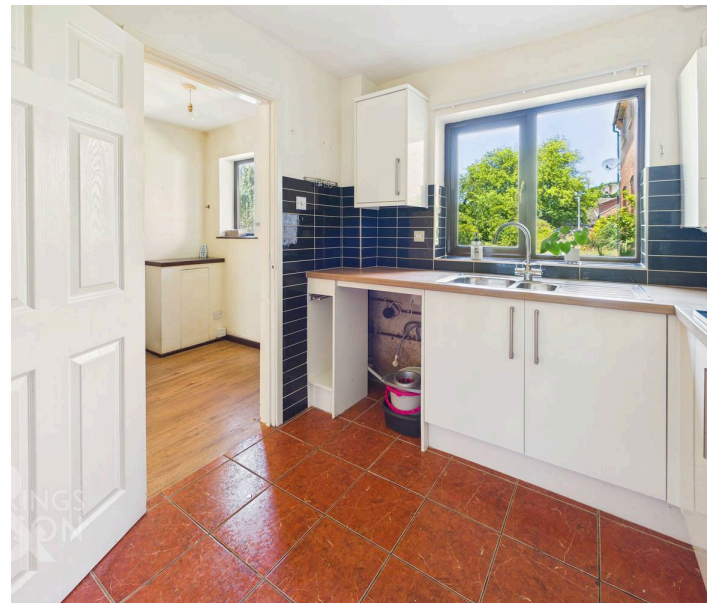
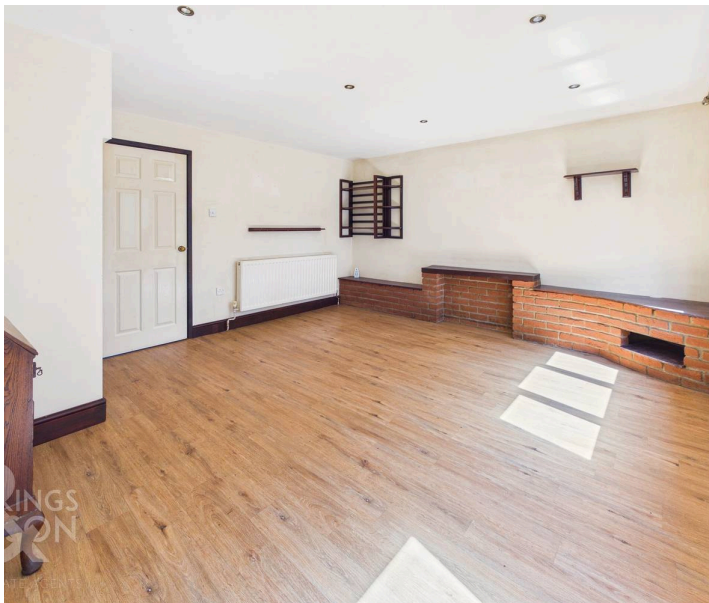
Riverdale Court, Brundall - NR13 5AE



Riverdale Court

Brundall, Norwich

NO CHAIN. This MID-TERRACE HOME offers an excellent opportunity for buyers seeking a property with POTENTIAL TO UPDATE and MODERNISE, ideally situated CLOSE TO SHOPS, TRANSPORT LINKS, and the TRAIN STATION for effortless commuting and daily convenience. Step inside via a welcoming HALL ENTRANCE complete with BUILT-IN STORAGE, leading to the spacious 15' SITTING/DINING ROOM. Here, NATURAL LIGHT flows in through, creating a perfect setting for both relaxation and entertaining. The FITTED KITCHEN features INTEGRATED COOKING APPLIANCES, ample worktop space, and practical cabinetry, making meal preparation a breeze. Upstairs, discover THREE WELL-PROPORTIONED BEDROOMS including wardrobe space, alongside a bright FAMILY BATHROOM equipped with a SHOWER. The property's layout ensures a smooth flow between living areas and private spaces, while the abundance of storage throughout enhances day-to-day organisation and comfort.



The PRIVATE, LOW MAINTENANCE GARDEN is fully enclosed by TIMBER PANEL FENCING and mature hedging for a sense of seclusion. The garden is laid to patio, offering an inviting space for alfresco dining, container gardening, or simply unwinding. Residents benefit from convenient PARKING within a dedicated car park, and the property includes an EN BLOC GARAGE with an up and over door to the front.

Council Tax band: A

Tenure: Freehold

- No Chain!
- Mid-Terrace Home Close to Shops, Transport & Train Station
- Potential to Update & Modernise (stp)
- Hall Entrance with Built-in Storage
- 15' Sitting/Dining Room with Garden Access
- Fitted Kitchen with Integrated Cooking Appliances
- Three Bedrooms & Family Bathroom with a Shower
- Enclosed Low Maintenance Paved Gardens, Residents Parking & En Bloc Garage



The Broadland Village of Brundall is located East of the Cathedral City of Norwich, having excellent transport links via Road and Rail. The Village itself has an abundance of amenities including Village Shops, Post Office, Primary School, Doctors' Surgery and Public Houses. Brundall is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

SETTING THE SCENE

A lawned frontage and patio area sit alongside the paved entrance, where a door takes you to main living accommodation.

THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring underfoot, with stairs rising to the first landing and a built-in storage cupboard to one side. A door leads off to the kitchen, which is completed with a u-shaped arrangement of wall and base level units, with integrated cooking appliances, including an inset electric ceramic hob and twin built-in eye level electric ovens, with tiled flooring underfoot, space for a fridge freezer and washing machine. Tiled splash-backs run around the work surface with a wall mounted gas fired central heating boiler and front facing window. The sitting/dining room is located to the rear with garden views through the rear facing window and door, with wood effect flooring underfoot, feature fireplace and built-in understairs storage cupboard.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the three bedrooms - all of which are ready for carpet, whilst being finished with uPVC double glazing and built-in wardrobes to two of the bedrooms. The family bathroom completes the property with a three piece suite including a panelled bath with a thermostatically controlled shower and glazed shower screen, with tiled splash-backs, tiled flooring and heated tower rail

FIND US

Postcode : NR13 5AE

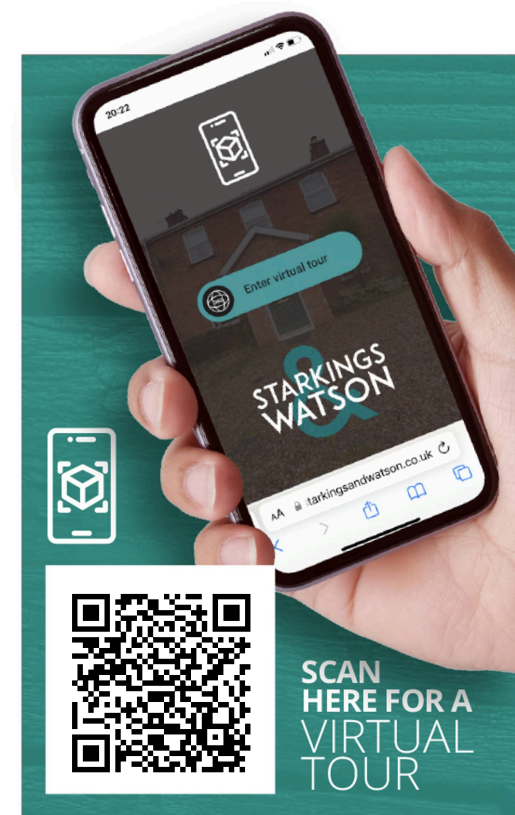
What3Words : ///alike.extra.dries

VIRTUAL TOUR

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

AGENTS NOTES

The property backs onto the village school.



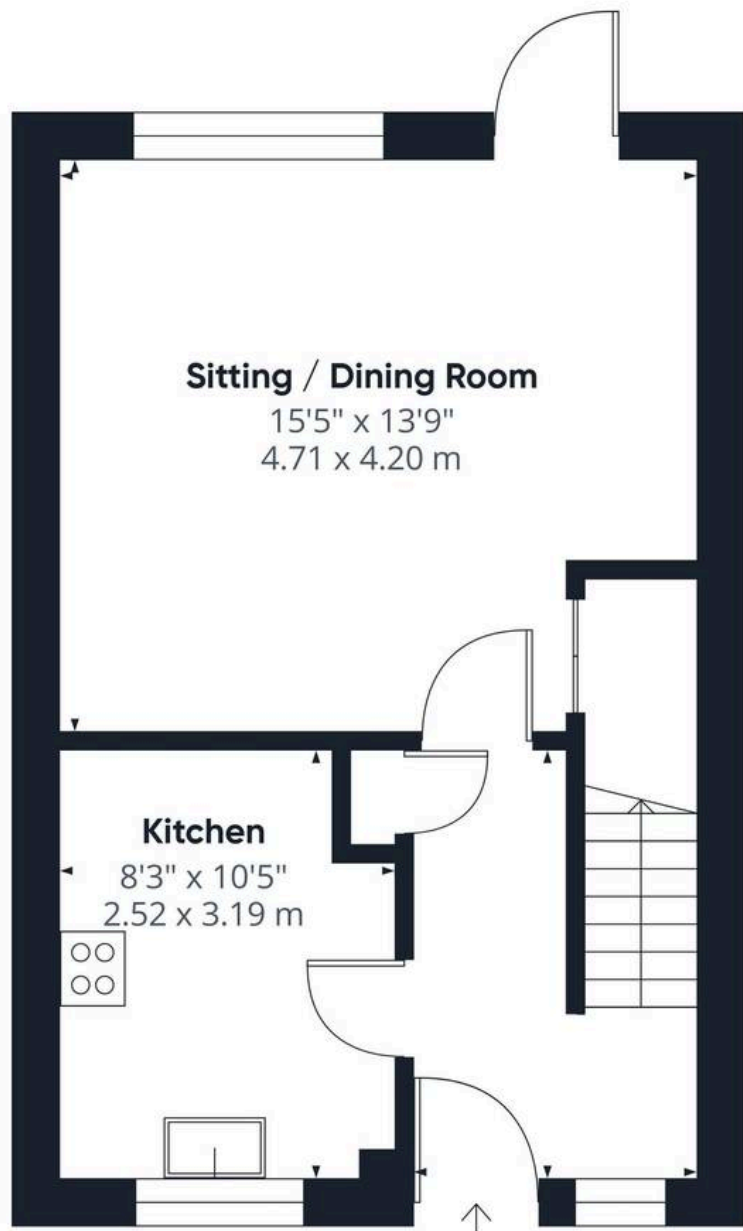




THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing and mature hedging. Laid to patio and including outside power supplies, the garden enjoys non-overlooked rear aspect. The en-bloc garage is located within the residents car park, with an up and over door to front.





Floor 1

Approximate total area⁽¹⁾

709 ft²
65.8 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





Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.