



Brecklands Road, Brundall - NR13 5PE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



16 Brecklands Road

Brundall, Norwich

NO CHAIN. This beautifully presented SEMI-DETACHED BUNGALOW is tucked away in a peaceful CUL-DE-SAC, offering the perfect blend of privacy and convenience. Boasting a MODERN FINISH throughout, this home is in MOVE-IN CONDITION, ready for you to simply unpack and enjoy. Step into the welcoming ENTRANCE HALLWAY and discover a spacious 15' SITTING ROOM, ideal for relaxing or entertaining guests. Flowing seamlessly from the living area, the impressive 17' CONSERVATORY provides EXTENDED LIVING SPACE - perfect for dining, hobbies, or simply enjoying the garden views, making this home exceptionally versatile. The FULLY FITTED KITCHEN is equipped with storage units and ample worktop space. TWO WELL-PROPORTIONED BEDROOMS provide comfortable accommodation, while the SHOWER ROOM features BUILT-IN STORAGE for added practicality. Every detail has been carefully considered to maximise comfort and functionality, making this bungalow an ideal choice for those seeking a low-maintenance, stylish home.

With a LARGE GARDEN that truly sets this property apart, step out from the conservatory onto an EXTENSIVE PATIO SEATING AREA, perfect for al fresco dining or relaxing. The patio leads to a GENEROUS LAWNED EXPANSE, offering plenty of space for gardening, play, or simply soaking up the sun. Mature hedging and a variety of established shrubbery provide privacy and a delightful backdrop throughout the seasons. DRIVEWAY PARKING ensures convenience, leading to the DETACHED GARAGE.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Bungalow in a Cul-De-Sac Setting
- Modern Finish in a Move-in Condition
- 15' Sitting Room & 17' Conservatory for Extended Living Space
- Fully Fitted Kitchen
- Two Bedrooms
- Shower Room with Built-in Storage
- Large Garden with Patio Seating, Lawned Expanse & Summer House



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

Tucked away in the corner of the cul-de sac, the property is approached by a shingle driveway offering off road parking for several vehicles, with a timber picket fence running down the left hand boundary and gated access leading to the rear garden. Parking continues in front of the detached garage, with an outside water supply and stepped entrance to the main front door.

THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet and loft access hatch above, with doors taking you to the bedroom and living accommodation. The two bedrooms sit to the front of the property, both finished with fitted carpet and uPVC double glazing, with both bedrooms including a range of built-in wardrobes. Sitting opposite, the shower room includes storage under the hand wash basin with a three piece suite including a corner shower cubicle with a thermostatically controlled twin head rainfall shower with aqua-board splash-backs and a heated towel rail. The sitting room includes a feature fireplace creating a focal point to the room with fitted carpet underfoot, door to the kitchen and French doors leading out to the conservatory - extending the living space and offering further seating and dining options. The conservatory includes fitted carpet underfoot, radiator heating, dual aspect garden views via the rear facing uPVC double glazed windows and French doors, leading out to the patio seating area.

A door leads back into the kitchen which includes a range of wall and base level units with tiled splash-backs running around the work surface and space for an electric cooker. With a side facing window, this light and bright room includes space for a fridge freezer and washing machine, with a built-in larder cupboard to one side.

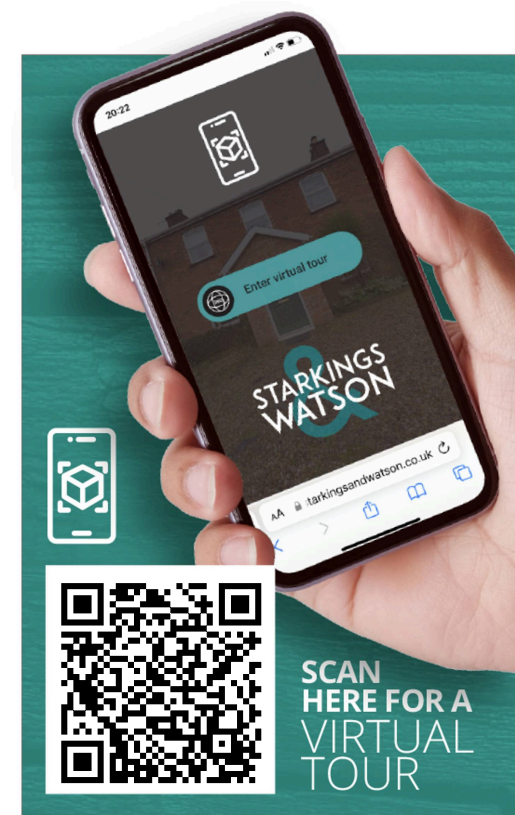
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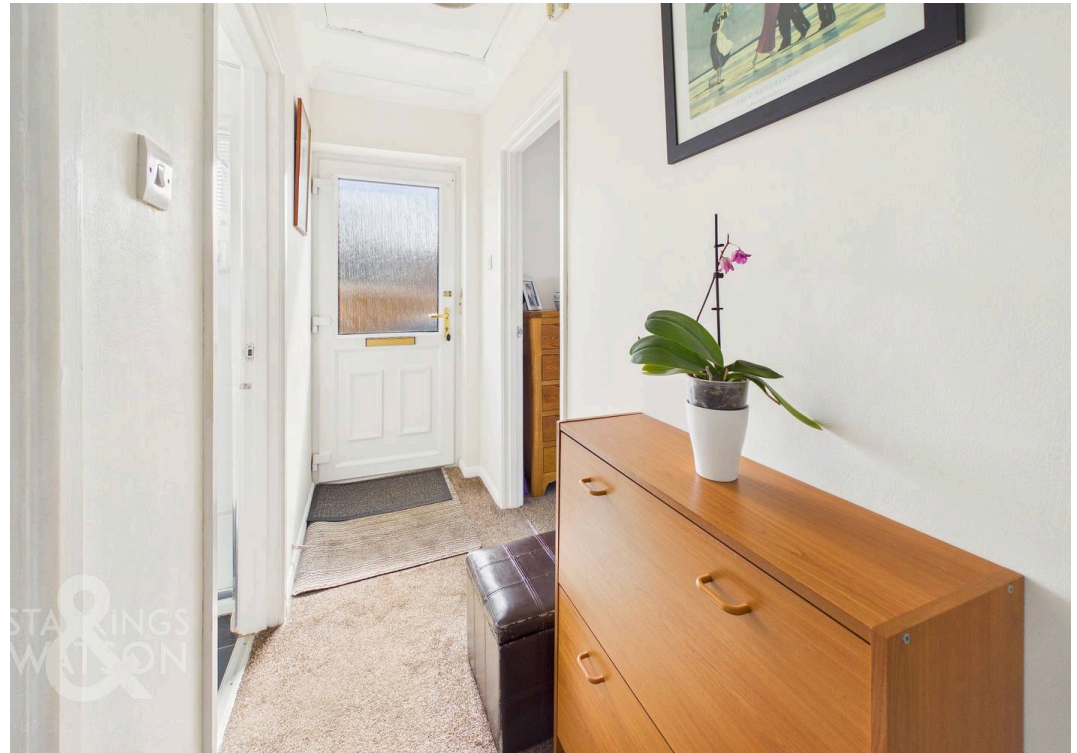
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VIRTUAL TOUR

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



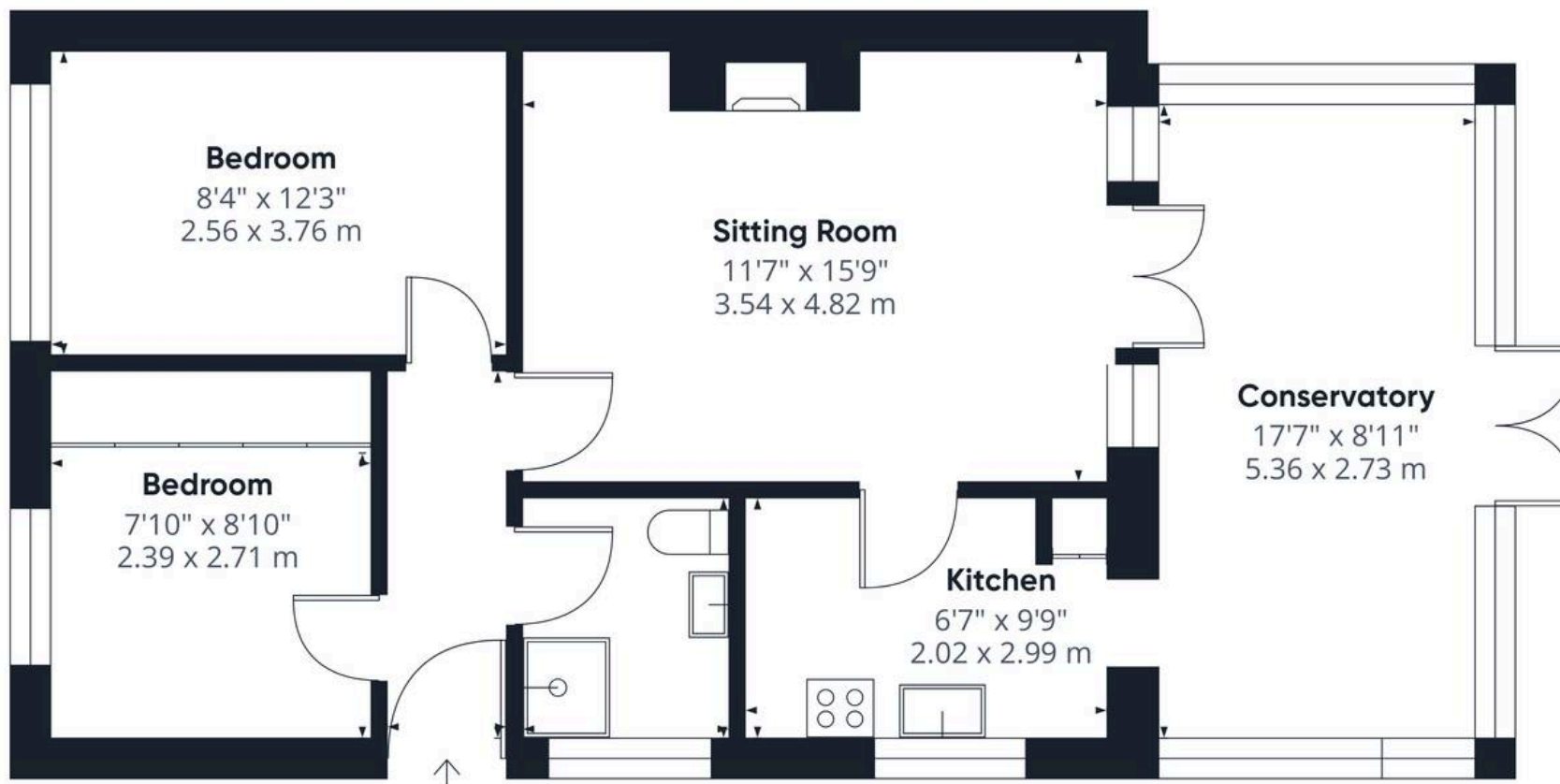




THE GREAT OUTDOORS

Heading outside, the gardens include an extensive patio seating area which extends from the conservatory, with a large lawned expanse sitting opposite. A wide variety of mature hedging and shrubbery can be found throughout the garden, with a large shingle bed at the far corner of the garden, sitting alongside the timber built storage shed and garage. The garage is accessed by an up and over door to front, with a timber built summer house creating storage and outside seating options.





Approximate total area⁽¹⁾

669 ft²
62.2 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 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.