

Features

- 2/3 Bungalow
- Detached
- No Onward Chain
- Gas Central Heating
- Detached Garage
- 3 Receptions

Tenure

Freehold



£300,000

Brandon Close, Norwich, Norfolk, NR6 5SE

This charming 2-bedroom **SPACIOUS** detached bungalow, offered with no onward chain, presents an ideal opportunity for first-time buyers or retirees. The accommodation comprises an entrance lobby leading to a hallway, lounge, dining room, conservatory, kitchen, two bedrooms, and a bathroom.

Externally, the property benefits from front and rear gardens, a detached garage, and a separate workshop. Situated within a well-established residential development in a desirable suburb of Norwich, the property enjoys easy access to Norwich International Airport and a variety of local amenities. A selection of infant, junior, and secondary schools are all within walking distance, making this location particularly suitable for families.



2



1



3



Property Description

Entrance Hall

Front entrance door, storage cupboard, access to loft space, and airing cupboard housing a wall-mounted gas boiler.

Lounge

uPVC double-glazed windows to the front and side aspects, two wall-mounted radiators, TV point, feature fireplace with inset gas fire, coved ceiling, and fitted carpet.

Kitchen

Newly installed fitted kitchen comprising a range of base, wall and drawer units, one-and-a-half bowl sink unit with swan-neck mixer tap over, work surfaces with matching splashbacks, space for a freestanding gas cooker with cooker hood over, and space and plumbing for a washing machine. uPVC double-glazed windows to the side and rear aspects, glazed door to the side, laminate flooring and recessed downlights.

Dinning Room

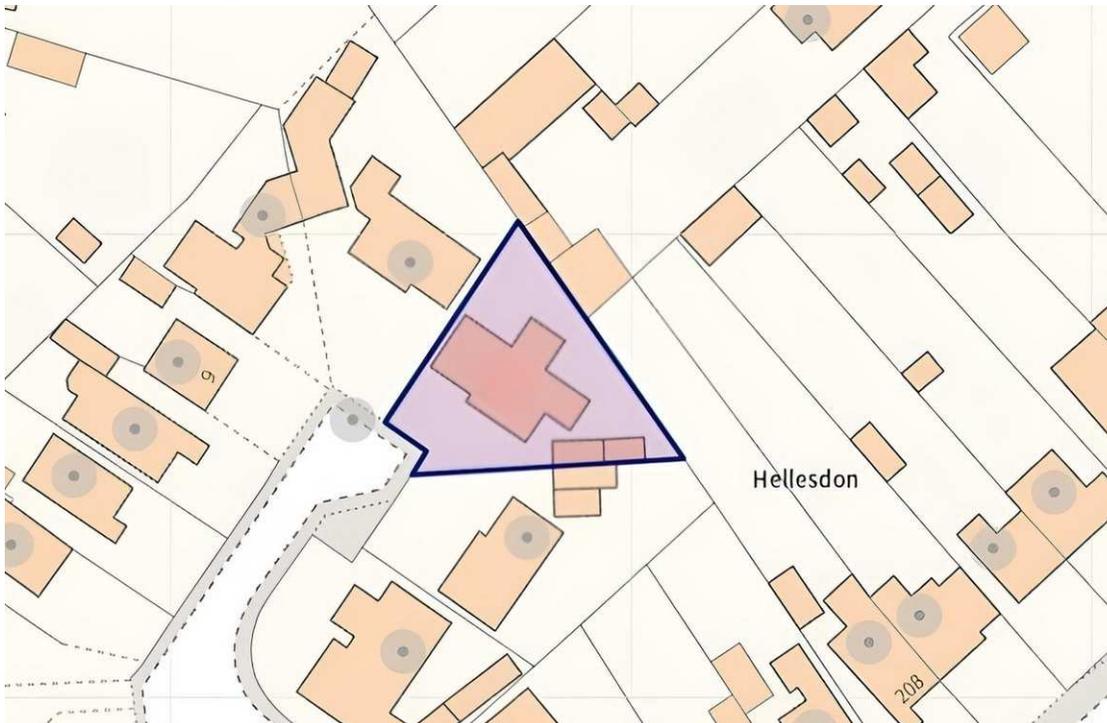
Laminate flooring, storage cupboard, wall-mounted radiator, uPVC double-glazed sliding doors leading to the conservatory, and coved ceiling.

Conservatory

Brick-built base with uPVC double-glazed windows to the side and rear aspects, tiled flooring, and a wall-mounted electric heater.

Bedroom One

uPVC double glazed window to the rear aspect, coved ceiling and wall mounted radiator.



Bedroom Two

uPVC double glazed window to the side aspect, coved ceiling and wall mounted radiator.

Bathroom

Fitted with a three piece suite comprising bath with electric shower over, pedestal wash basin, WC, fully tiled walls, tiled flooring, radiator, extractor fan, uPVC double glazed front window.

Outside

To the front of the property is a mainly shingled garden with various shrubs and borders, along with an access pathway leading to the front door. The driveway provides off-road parking and leads to the garage with an up-and-over door. To the rear of the garage there is a workshop, both with power and lighting, and a door leading to the garden.

To the rear of the property, the garden is also predominantly shingled, making it very easy to maintain, and includes a patio area and outside tap. The garden is fully enclosed by fencing with two side access gates.

Agents Notes

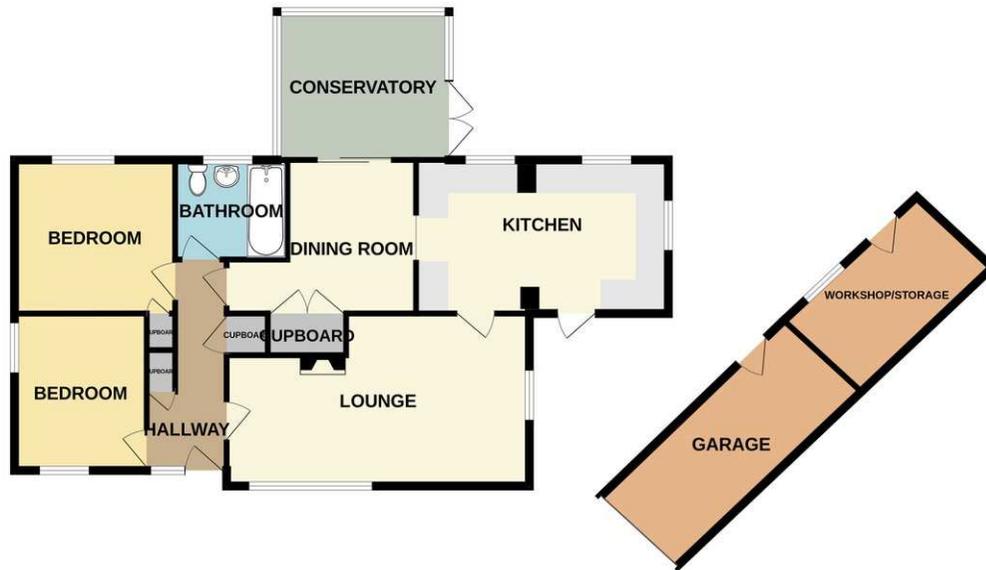
The property is offered with no onward chain.

Services:

Gas central heating, mains drainage and mains water.



GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

TOTAL FLOOR AREA: 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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