



Brandon Court, Brundall - NR13 5NW



Brandon Court

Brundall, Norwich

NO CHAIN. This IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW offers a superb blend of TRADITIONAL CHARACTER and MODERN COMFORTS, enjoying a PRIVATE CUL-DE-SAC setting. Boasting over 1230 SQ. FT (stms) of beautifully accommodation, the property was UPDATED in 2021 and features a welcoming entrance hall with STORAGE, leading to a 17' BAY FRONTED SITTING ROOM, perfect for relaxing or entertaining guests. The heart of the home is the STUNNING 20' OPEN PLAN KITCHEN, DINING, and LIVING SPACE, complete with BI-FOLDING DOORS that seamlessly connect the indoors to the garden, creating a wonderful sense of light and space, sitting under a GLAZED ROOF LANTERN. The FULLY RE-FITTED KITCHEN and adjoining UTILITY ROOM offer quality finishes and practical storage solutions, ideal for family living. Each of the THREE BDROOMS is generously proportioned, with the PRINCIPAL BEDROOM benefiting from an EN SUITE SHOWER ROOM, while the FAMILY BATHROOM serves the remaining bedrooms. A 2021 REPLACEMENT GAS FIRED CENTRAL HEATING BOILER and system, along with REPLACEMENT WINDOWS ensure year-round



comfort, while the property's thoughtful layout and quality upgrades make it perfectly suited for a variety of buyers, from downsizers to growing families. WRAP AROUND LANDSCAPED GARDENS offer a tranquil retreat and versatile spaces for alfresco dining, relaxation, or entertaining. The PAVED COURTYARD GARDEN provides a sheltered spot for morning coffee or evening gatherings, while mature planting and well-tended borders create a sense of privacy and charm throughout the seasons. Practicality is further enhanced by a 17' GARAGE, ideal for secure parking or additional storage, and an 8' HOME OFFICE/WORKSHOP SPACE, perfect for home working.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Bungalow in a Private Cul-De-Sac Setting
- Updated & Modernised Interior with Over 1230 Sq. ft (stms) of Accommodation
- 17' Bay Fronted Sitting Room
- 20' Open Plan Kitchen/Dining & Living Space with Bi-folding Doors to Rear
- Fully Re-fitted Kitchen & Utility Room
- Three Bedrooms with En Suite Shower Room & Family Bathroom
- Wrap Around Landscaped Gardens with Paving & Courtyard Garden



The property is situated at the centre of 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 the Train station, Village Shops, Post Office, Primary School, Doctors' Surgery, Dentist Surgery, Library and Public Houses. The property is close to the A47, and within a short walk of the local Co-op food store.

SETTING THE SCENE

Occupying a private cul-de-sac setting, off road parking can be found to front for several vehicles, with access leading to the main property and adjacent garage. The front gardens are enclosed within a low level brick wall and laid to lawn, with a range of mature planting and shrubbery, alongside a timber access gate to a courtyard seating area.

THE GRAND TOUR

Stepping inside the hall entrance offers the ideal meet and greet space, finished with fitted carpet underfoot, built-in double storage cupboard and further built-in airing cupboard with loft access hatch above. Immediately to your right as you enter, the main sitting room can be found with a walk-in bay window to front offering excellent natural light with a feature fireplace creating a focal point to the room and fitted carpet underfoot. The adjacent open plan kitchen/dining space offers ample room for soft furnishings and a dining table, with the clever extension to the rear which is formed in a garden room style sitting under a glazed roof lantern whilst enjoying bi-folding doors to the adjacent patio. Finished with wood effect flooring underfoot, this light and bright room flows seamlessly into the kitchen which houses a high gloss range of wall and base level units with low profile work surfaces and integrated cooking appliances including an inset electric ceramic hob with extractor fan above and built-in eye level electric double oven. Space is provided for a fridge freezer, with a dishwasher integrated an extensive range of storage drawers and cupboards.

An opening to the adjacent utility room allows for further storage in a matching style with space for a fridge freezer and washing machine, whilst a cupboard houses the wall mounted gas fired central heating boiler, and a door takes you to the outside. The main bedroom sits to the rear of the bungalow with fitted carpet underfoot and a front facing uPVC double glazed window overlooking the courtyard garden, with a door taking you to a private en-suite shower room. Finished with a white three piece suite including useful built-in storage under the hand wash basin, a walk-in double shower cubicle includes a thermostatically controlled shower with aqua-board splash-backs and heated towel rail. The remaining two bedrooms are both finished with fitted carpet and uPVC double glazing, whilst being served by the main family bathroom which sits to the rear finished with a white three piece suite. Further storage can be found under the hand wash basin with a tiled bath including a mixer shower tap, half tiled walls and tiled effect flooring.

FIND US

Postcode : NR13 5NW

What3Words : ///auctioned.parks.entire

VIRTUAL TOUR

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

AGENTS NOTES

The property occupies a private cul-de-sac setting with shared maintenance costs for the road.





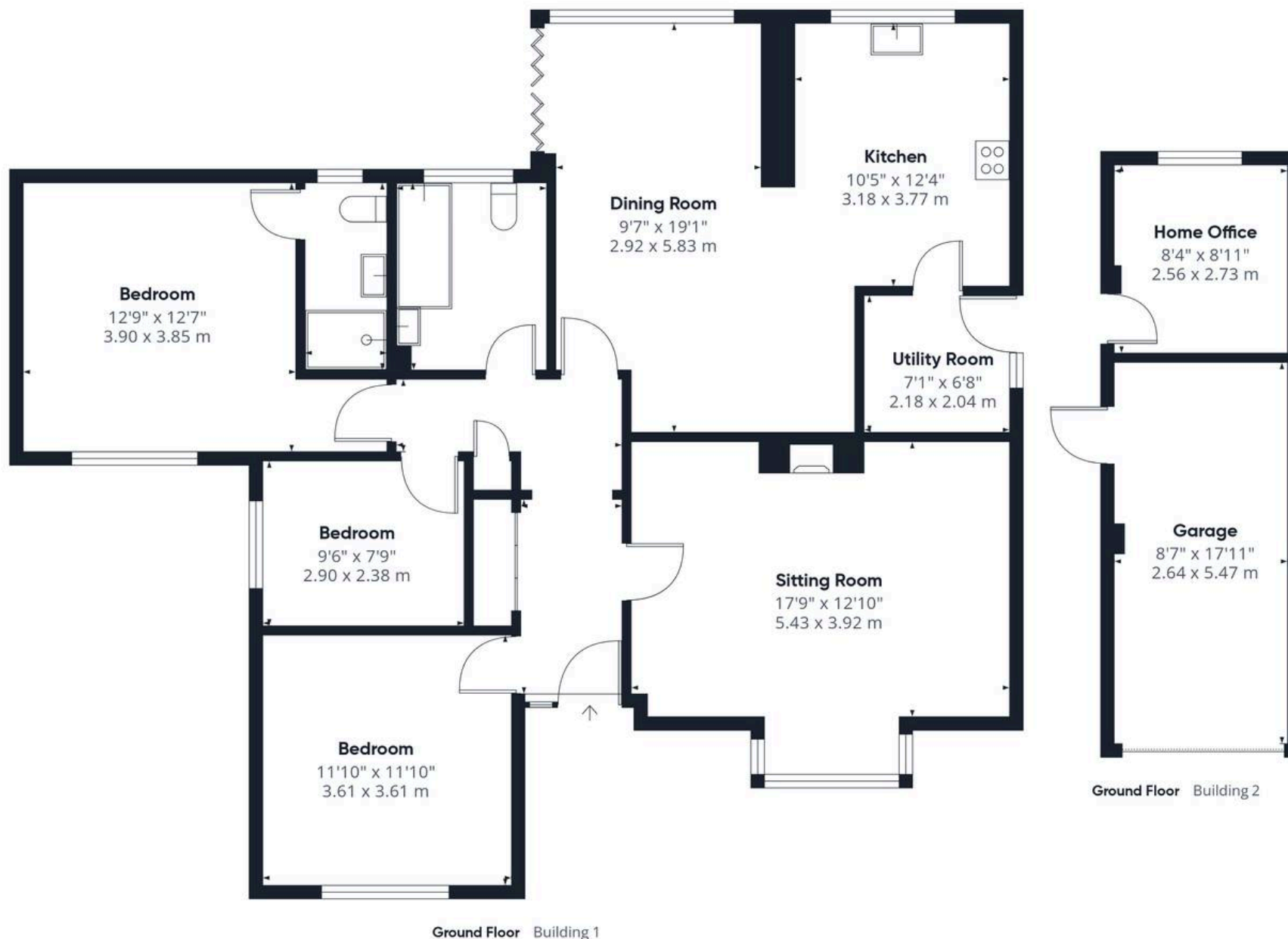


THE GREAT OUTDOORS

Heading outside, the rear garden has been landscaped to include a sweeping patio area extending from the kitchen/dining room bi-folding doors. With enclosed timber panel fencing ensuring privacy and seclusion, lawned gardens wrap around the patio, with ample space for a vegetable plot and growing area. The timber pergola sits to the far corner, with access to the courtyard garden.

Extending the outside entertaining space, the courtyard is fully paved and includes raised beds to two sides with a gated access leading to the front driveway. The garage offers an electric roller door to front, power and lighting. The adjacent workshop offers potential to create a home office with a rear facing window, power and lighting.





Approximate total area⁽¹⁾

1460 ft²
135.8 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.

GIRAFFE 360



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