



Westfield Road, Brundall - NR13 5LF

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Westfield Road

Brundall, Norwich

Guide Price £325,000-£335,000. This well-presented DETACHED FAMILY HOME occupies a peaceful cul-de-sac, providing an ideal setting for families seeking both tranquillity and convenience. The property enjoys FOOTPATH ACCESS at the end of the cul-de-sac to LOCAL SHOPS and TRANSPORT LINKS, making daily errands and commutes exceptionally easy. Upon entering the hall, you are greeted by a useful W.C and BUILT-IN STORAGE. The spacious 13' BAY FRONTED SITTING ROOM offers a welcoming retreat for relaxation or entertaining, whilst the adjacent DINING ROOM provides ample space for family meals and gatherings. The KITCHEN is well-equipped and thoughtfully designed, complemented by a SEPARATE UTILITY ROOM, whilst sitting adjacent to the dining room, creating OPEN PLAN OPTIONS. A standout feature of the home is the impressive 16' ORANGERY, which boasts delightful garden views and serves as a versatile space for year-round enjoyment. Upstairs, THREE BEDROOMS offer comfortable accommodation, all serviced by a SHOWER ROOM. Additional benefits include a 2021 installed gas fired central heating boiler, a private driveway and an INTEGRAL GARAGE. The outdoor space is equally appealing, with a GENEROUS GARDEN that is fully enclosed by timber panel fencing for PRIVACY and security.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Detached Family Home in Cul-De-Sac Setting
- Footpath Access to the Local Shops & Transport Links
- 13' Bay Fronted Sitting Room
- Kitchen, Utility Room & Adjacent Dining Room
- 16' Orangery with Garden Views
- Three Bedrooms, Family Shower Room & Separate WC
- Driveway & Integral Garage

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

Set back from the road and approached via a lawned front garden, a range of mature planting can be found to the front boundary with a tarmac driveway offering off road parking and access to the integral garage. Gated access leads through to the rear garden whilst a footpath takes you to the main entrance door.

THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring while stairs rise to the first floor landing, and a built-in storage cupboard sits below. A ground floor W.C sits to one side, with the kitchen straight ahead and the main living space to your right. Centred on a feature fireplace and a bay fronted window, this spacious room offers fitted carpet and a door flowing seamlessly into the adjacent dining room - connecting both the kitchen and orangery. This light and bright room offers a fantastic reception space with the orangery offering views across the garden and French doors leading out. This spacious room sits under a glazed atrium with recessed spotlighting and fitted carpet underfoot. The kitchen offers a u-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric oven with tiled splash-backs. Wood effect flooring flows from the hall entrance with space for a fridge, whilst a further door leads off to the utility room providing work surface with space for a washing machine and freezer. The wall mounted gas fired central heating boiler sits to one corner, whilst a door leads out to the garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors leading to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing, whilst including built-in wardrobes.

The shower room completes the property with a three piece suite including tiled splash-backs and walk-in shower cubicle with an electric shower

FIND US

Postcode : NR14 8JA

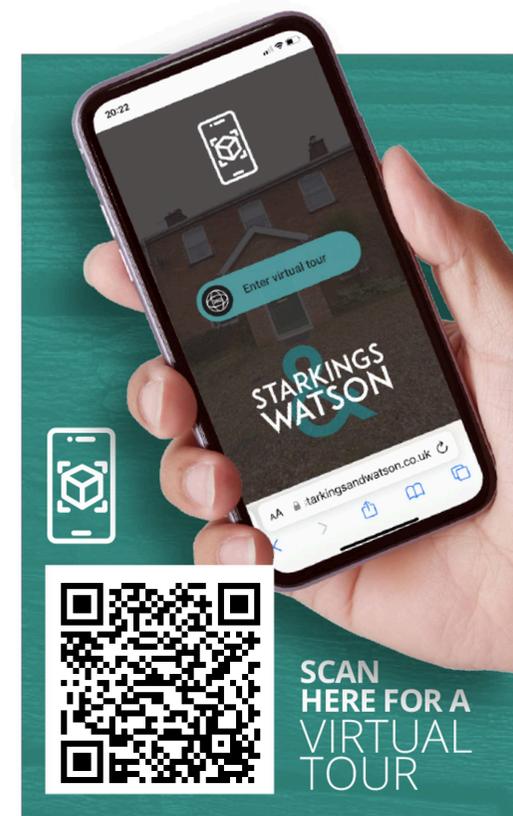
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VIRTUAL TOUR

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

AGENTS NOTES

The land to the rear of the property is currently being developed. Plans for the current development are available for inspection.







THE GREAT OUTDOORS

The garden is enclosed with timber panel fencing whilst being mainly laid to lawn including cultivated borders to all sides. A storage shed encloses the garden to one side, whilst gated access opposite, leads to the driveway with an outside water supply. The garage is accessed via a roller door to front with storage above, power and lighting.





Approximate total area⁽¹⁾

1111 ft²
103.3 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 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.