



Bells Loke, Brundall - NR13 5AZ

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Bells Loke

Brundall, Norwich

This BESPOKE BUILT detached FAMILY HOME showcases an IMPRESSIVE, EXTENDED LAYOUT, offering close to 2500 Sq. ft (stms) of beautifully appointed accommodation. Designed for CONTEMPORARY LIVING, the property features UP TO FOUR SPACIOUS RECEPTION ROOMS, providing ample space for both relaxation and entertaining, including a FORMAL SITTING ROOM, dining room with BESPOKE CABINETRY, FULLY GLAZED GARDEN ROOM and study/SNUG. The heart of the home is the 15' HIGH SPECIFICATION KITCHEN, complete with a CENTRAL ISLAND, premium appliances, and ELEGANT FINISHES. FULLY NETWORKED and with underfloor heating downstairs, the property is ideal for family living. A useful W.C and UTILITY ROOM sit adjacent. FIVE generously sized BEDROOMS are arranged across the upper floor, including a LUXURIOUS MAIN SUITE with an EN SUITE SHOWER ROOM and a dedicated dressing room, as well as a guest bedroom with its own en suite facilities. The open plan living spaces are flooded with NATURAL LIGHT, creating a warm and inviting atmosphere.

Additional highlights include a PRIVATE NON-OVERLOOKED GARDEN, and a storage garage, all enhancing the comfort and practicality of this outstanding residence.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Bespoke Built Detached Family Home
- Extended Layout with Open Plan Living
- Close to 2500 Sq. ft (stms) of Accommodation
- Up to Four Reception Rooms
- 15' High Specification Kitchen with Central Island
- Five Bedrooms including an En Suite Guest Bedroom
- Main Bedroom with En Suite & Dressing Room
- Private Non-Overlooked Garden with Storage Garage

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.



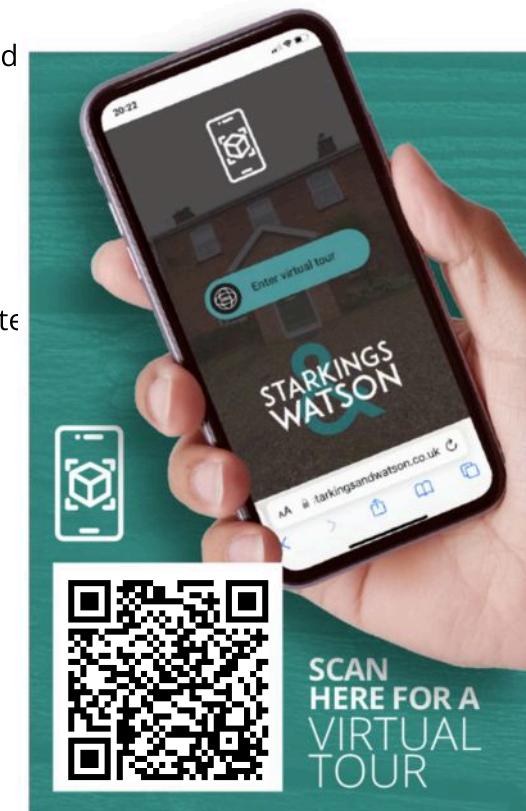
SETTING THE SCENE

Occupying a private cul-de-sac setting and set back from the road, the property is approached via a shingle driveway enclosed with a brick wall frontage and ample off road parking. An area of lawned garden can be found, with raised flower beds, while steps lead to the front door, and access leads to the integral garage.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with herringbone style flooring underfoot, while stairs rise to the first floor landing and built-in storage cupboards can be found below. Immediately as you enter the main sitting room can be found on your right hand side, centred on a feature fireplace and brick built surround, with dual aspect windows for extra natural light, with fitted carpet underfoot. Sitting opposite, the open plan dining and garden room can be found. The dining area focuses on a further feature fireplace with a brick built surround, and continued herringbone style flooring. A bar area or useful cupboard storage can be found to one side, with an open aspect to the garden room, complete with a glazed roof and sliding patio doors leading out. This open plan space offers garden views and ample room for a large dining table, with underfloor heating and herringbone style flooring. A useful study/snug sits at the front of the property, with wood effect flooring underfoot and a door to the integral garage. The high specification kitchen is centred on a central island and breakfast bar with granite work surfaces in a contrasting colour and freestanding range style electric cooker with an extractor fan above. A dishwasher is integrated with space for an American style fridge freezer, along with the pantry storage cupboard, and rear facing window. From the hall entrance, the utility room leads off with space for laundry appliances, with solid wood work surfaces and a further built-in storage cupboard. The ground floor W.C completes ground floor with a two piece suite including storage under the hand wash basin.

The carpeted first floor landing includes a useful built-in storage cupboard and loft access hatch, with doors leading off to the five bedrooms. The first of the bedrooms include dual aspect views via the rear facing window and front facing French doors, which open to a Juliet style balcony, with fitted carpet underfoot. The adjacent bedroom offers views across the front garden with fitted carpet and a characterful latch and brace wood door, with a similarly sized bedroom sitting opposite including fitted carpet and a built-in wardrobe. These bedrooms are served by the luxury family bathroom which is finished with a white four piece suite including a feature hand wash basin with marble work surface and built-in storage with a freestanding rolled top bath and walk-in double shower cubicle, tiled flooring and heated towel rail. The guest bedroom is finished with fitted carpet and a front facing window, with a door leading to a private ensuite shower room - finished with a white three piece suite including a walk-in double shower cubicle and tiled splash-backs. The main bedroom suite sits to the rear of the property, with dual aspect views and feature wood panelling creating a focal point to the room, with a vaulted ceiling and exposed timber beams. Fitted carpet flows through the space and into the adjacent dressing room which is fully fitted with a range of hanging space, storage drawers and shelving. The private en-suite offers a spacious room with a white three piece suite including a wall mounted hand-wash basin and walk-in double shower cubicle, tiled splash-backs, tiled flooring and heated towel rail.







THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing whilst being mainly laid to lawn. A range of mature planting and shrubbery can be found, with a timber decked seating area leading out from the garden room. Storage space sits to the side of the property, with gated access to the front. The storage garage offers an electric roller door to front, with an internal door to the snug/study, power and lighting.

FIND US

Postcode : NR13 5AZ

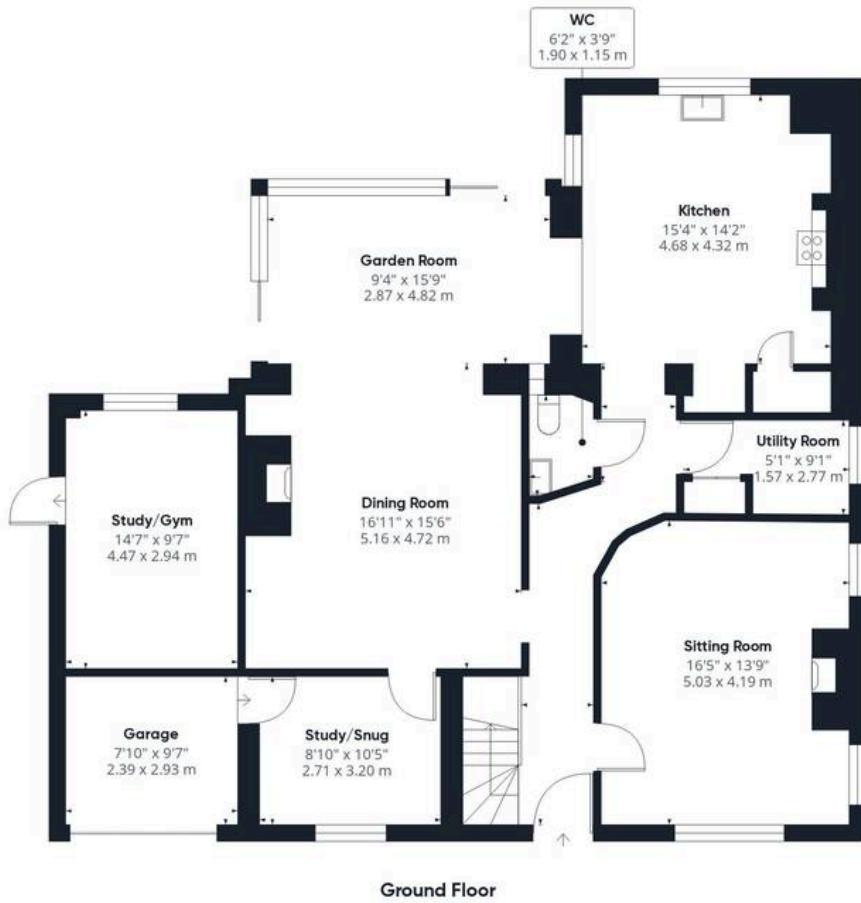
What3Words : ///guidebook.invented.fanfare

VIRTUAL TOUR

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

AGENTS NOTES

The swim spa, wood burners and loft space are all excluded from the let.



Approximate total area⁽¹⁾

2499 ft²

232.2 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.



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