



David Capp Road, Brundall - NR13 5RU

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



David Capp Road

Brundall, Norwich

Situated on a SOUGHT AFTER DEVELOPMENT, this IMPRESSIVE DETACHED HOUSE offers a perfect blend of contemporary comfort and practical family living while enjoying the remaining term of the NHBC. Step inside to discover a welcoming hallway that leads into a BRIGHT, 21' DUAL ASPECT SITTING ROOM, ideal for both relaxing and entertaining. The heart of the home is the OPEN PLAN KITCHEN AND DINING ROOM, complete with INTEGRATED APPLIANCES and a HANDY UTILITY ROOM offering additional storage and laundry space, ideal for hosting. Throughout the ground floor, you will find MULTIPLE UPGRADED FEATURES, including ENGINEERED OAK FLOORING that adds a touch of elegance and durability. Upstairs, FOUR GENEROUS BEDROOMS each benefit from BUILT IN WARDROBES/storage solutions, ensuring plenty of space for all the family. The PRINCIPAL BEDROOM boasts a MODERN EN-SUITE SHOWER ROOM, while the remaining bedrooms are served by a STYLISH FAMILY BATHROOM SUITE while a GROUND FLOOR WC adds further convenience for guests and residents alike.



The property also features a DRIVEWAY with AMPLE PARKING leading to a GARAGE, providing both security and practicality while a larger than average rear garden gives ample space to enjoy the warmer months with an insulated CABIN/WORKSHOP and further bike storage shed also.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached House On A Sought After Development
- Multiple Upgraded Features Including Engineered Oak Flooring
- 21' Dual Aspect Sitting Room
- Open Kitchen & Dining Room With Integrated Appliances & Handy Utility Room
- Four Bedrooms, Each With Built In Wardrobes/Storage
- Family Bathroom Suite, En-Suite Shower Room & Ground Floor WC
- Larger Than Average Garden With Insulated Cabin/Workshop & Separate Bike Storage
- Driveway Giving Ample Parking & 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

The property is set back from the streets where a low maintenance lawn frontage gives way to off road parking at the left hand side of the property suited for multiple vehicles in front of a detached brick garage, access to the garden comes via a timber swinging gate from the driveway with further parking at the front of the home for visiting guests.

THE GRAND TOUR

The central hallway is the first place to greet you granting access to all living accommodation on the ground floor with two piece WC located directly ahead behind the stairs. Turning to your right the first of the impressively sized living spaces emerges in the form of a 21' dual aspect sitting room. The space is laid with engineered oak flooring much like many of the spaces within the home to offer durability and a pleasing aesthetic with open floor space conducive to a potential choice of layout of soft furnishings. On the opposite side of the home a well appointed kitchen and dining room presents itself on tile flooring with the kitchen space coming to the left hand side of the room with a multitude of wall and base mounted storage units and integrated appliances to include an oven and hob with extraction above, dishwasher and fridge/freezer. Towards the rear of the room the floor space opens up to leave more than enough room for a formal dining table is set in front of a set of uPVC double glazed French doors with handy utility room sat just behind featuring continuation of storage with secondary access door taking you to the rear of the home.

The first floor landing gives access into each of the four bedrooms within the property, each of which benefits from their own built in storage spaces with three of the rooms being more than large enough to accommodate a double bed whilst the smaller room currently functions as a hobby and storage space. The main bedroom benefits from the use of a three piece ensuite shower room complete with an attractive tile finish similarly to the three piece family bathroom suite which has a similar finish with glass screen and shower head mounted over the bath.

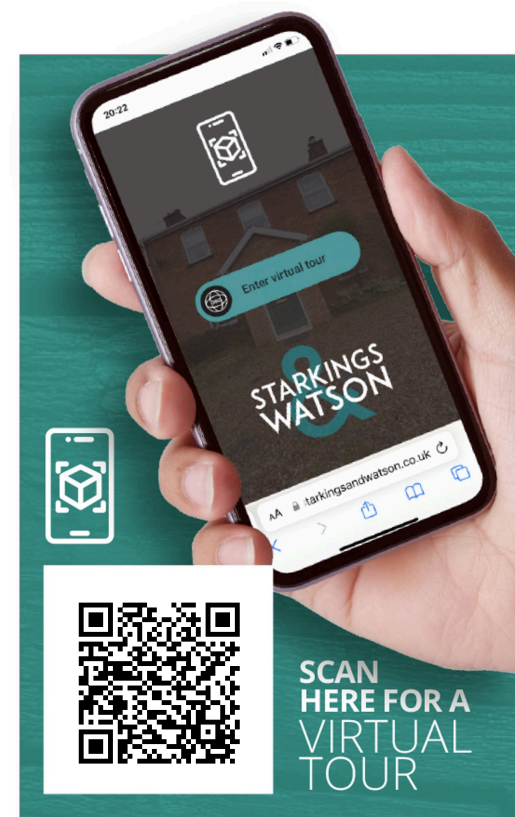
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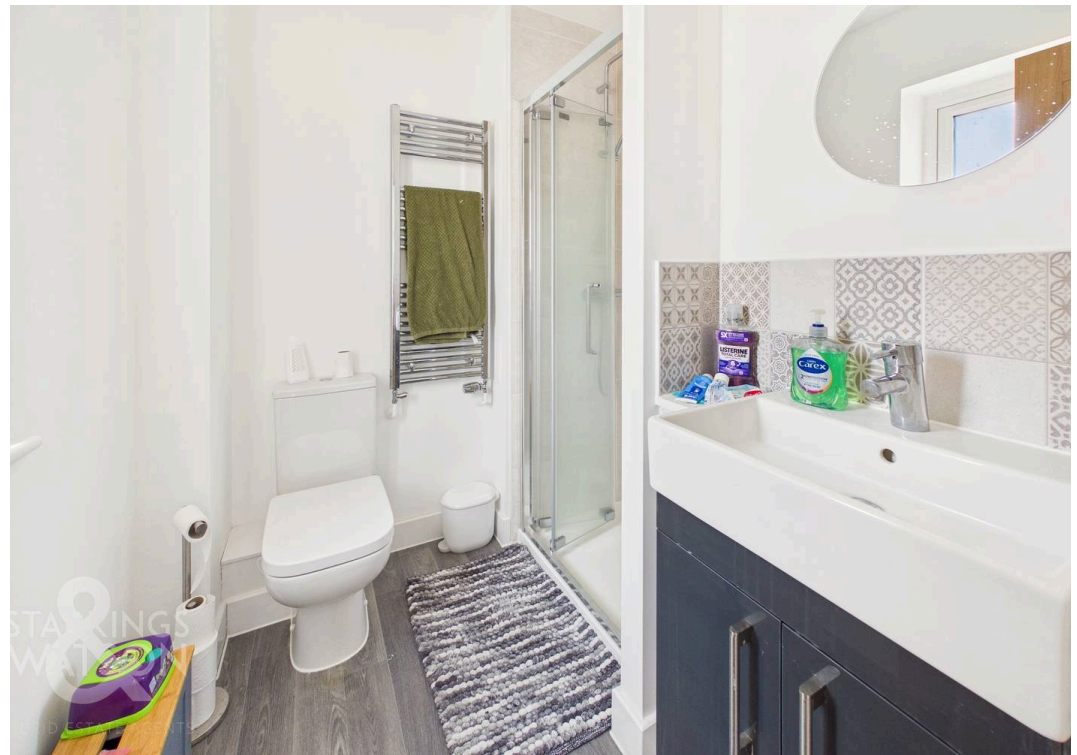
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a mixture of timber panel fencing and tall brick walls where initially a flagstone patio seating area extends out towards the open lawn which provides the perfect space to sit and enjoy the warmer months within the garden. The current owner has fitted a bespoke timber cabin with insulation and its own power supply making this the ideal workshop or external storage space. Next to the garage is further storage currently used for bikes with a personal door coming to the side of the garage for ease of access as well.





Approximate total area⁽¹⁾
1131 ft²
105 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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