



Finch Way, Brundall - NR13 5NB

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Finch Way

Brundall, Norwich

Enjoying a peaceful and **TUCKED AWAY SETTING**, this mid-terrace **FAMILY HOME** presents an ideal opportunity for those seeking comfort and convenience in equal measure. Upon entering, you are welcomed by a **HALL ENTRANCE** with a practical **W.C** and **STORAGE**, perfect for guests and every-day use. The well-appointed **FITTED KITCHEN** features **INTEGRATED COOKING APPLIANCES**, making meal preparation a pleasure. The heart of the home is the impressive **19' L-shaped SITTING/DINING ROOM**, providing a versatile space for relaxing and entertaining, along with **SOUTH FACING GARDEN VIEWS**. Upstairs, **THREE** generously sized **BEDROOMS** offer ample accommodation for families or those in need of a home office. The family bathroom is equipped with a modern suite and a **SHOWER**, ensuring functionality for busy mornings and relaxing evenings alike. The property is thoughtfully designed to maximise **NATURAL LIGHT**, creating a bright and inviting atmosphere throughout. The **EXPANSIVE SOUTH-FACING REAR GARDEN** is a standout feature, offering a raised patio seating area that is perfect for alfresco dining or simply unwinding in the sun.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terrace Family Home
- Tucked Away Setting
- Hall Entrance with W.C
- Fitted Kitchen including Integrated Cooking Appliances
- 19' L-Shaped Sitting/Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- Large South Facing 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

Situated on a pedestrian footpath, the property is set back from the road and approached via a low maintenance shingled front garden with a further planted garden sitting opposite within a retaining brick wall. Steps lead down to the main entrance door.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot, a useful built-in storage cupboard and access into the kitchen and living accommodation. A ground floor WC sits to one side with a modernised two piece suite including a hand wash basin with storage cupboard under and tiled splash-back.



The kitchen itself offers a galley style arrangement with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs and an extractor fan above. Space is provided for general white goods including a fridge freezer and washing machine. The main living space is open plan forming an L-shaped room with wood effect flooring flowing underfoot, and ample space for soft furnishings and a dining table. A window and French doors open up to the garden where a patio seating area can be found.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the three bedrooms and family bathroom. Each of the bedrooms are finished with fitted carpet and uPVC double glazing. The family bathroom enjoys a white three piece suite with a shaped panel bath including a thermostatically controlled shower and glazed shower screen, with tiled splash-backs and heated towel rail.

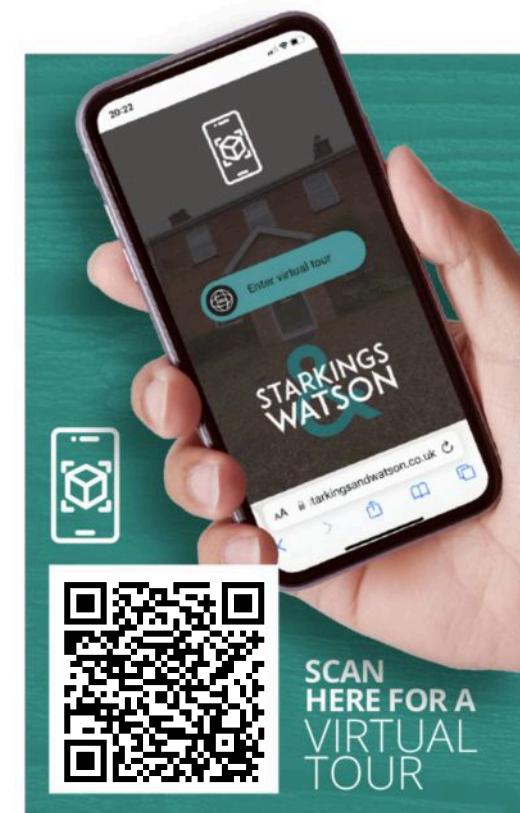
FIND US

Postcode : NR14 8QX

What3Words : ///export.assures.valued

VIRTUAL TOUR

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



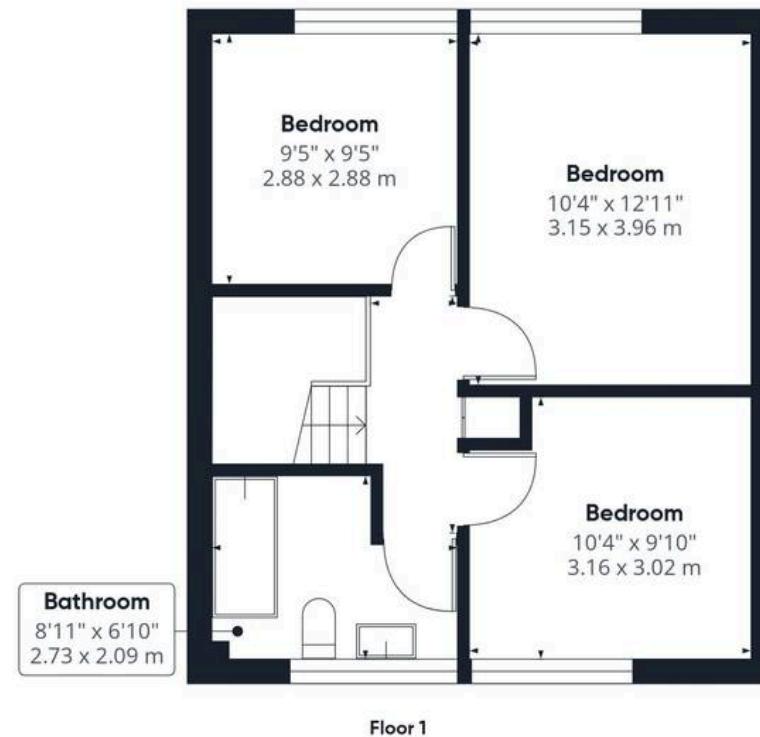




THE GREAT OUTDOORS

Heading outside, the rear garden offers a raised patio seating area enclosed within timber panel fencing where steps lead down to the main lawn garden. Of sizeable proportions, the garden includes raised sleeper beds, along with a further shingled area at the far end of the garden.





Approximate total area⁽¹⁾

862 ft²
80.1 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





Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingsteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.