



The Street, Brundall - NR13 5LP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Brundall, Norwich

NO CHAIN. This DETACHED BUNGALOW occupies a CENTRAL VILLAGE SETTING, placing you within easy reach of local amenities while offering the rare advantage of a SECURE, PRIVATE GATED DRIVEWAY. Set on a LANDSCAPED 0.19 ACRE PLOT (stms), the property includes INCOME GENERATING SOLAR PANELS producing approximately £1600 PA, and AIR CONDITIONING, whilst providing approximately 1554 SQ. FT. (stms) of FLEXIBLE and VERSATILE ACCOMMODATION, designed for modern living. The impressive 17' SITTING ROOM features a CONTEMPORARY HIGH EFFICIENCY WOOD BURNER, creating a cosy focal point for relaxing evenings. A dedicated STUDY or DINING ROOM offers work-from-home potential or formal dining space, seamlessly connecting to a stunning 20' GARDEN ROOM - ideal for entertaining or simply enjoying panoramic garden views. The KITCHEN/DINING ROOM is well-appointed, with a WALK-IN PANTRY for exceptional storage and a separate UTILITY ROOM for added practicality. With THREE BEDROOMS, a W.C, and a MODERN FAMILY BATHROOM complete with separate shower,



the layout provides excellent flexibility for families, guests, or those seeking multi-functional spaces. The gardens gracefully wrap around the property, predominantly laid to shingle for ease of maintenance, complemented by mature raised beds and productive VEGETABLE GROWING AREAS. For gardening enthusiasts, a POLYTUNNEL and STORE/WORKSHOP are discreetly positioned in the far corner, offering ample space for projects and storage.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Detached Bungalow in Central Village Setting - Close to Amenities
- Landscaped 0.19 Acre Plot (stms) with a Secure & Private Gated Driveway
- Approx. 1554 Sq. ft (stms) of Flexible & Versatile Accommodation
- 17' Sitting Room with Contemporary Wood Burner
- Study/Dining Room with 20' Garden Room for Entertaining & Enjoying the Garden
- Kitchen/Dining Room with Walk-in Pantry Storage & Separate Utility Room
- Three/Four Bedrooms, W.C & Modern Family Bathroom with Separate Shower



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

Approached by double timber gates, the bungalow enjoys a position to the side of the plot, where the gardens create a haven surrounding the property with a wealth of mature planting and shrubbery. A gardener's paradise or ideal for those seeking a low maintenance approach, the shingle driveway leads up to the side of the property with ample off road parking, turning space, and access to the store/workshop. An EV car charger has been installed.

THE GRAND TOUR

Once inside, the porch entrance offers the ideal meet and greet space, with windows overlooking the garden and a further door taking you to the hall entrance. Wood flooring flows underfoot for ease of maintenance, with an open plan aspect to the sitting room - whilst doors lead off to either side, to the front two double bedrooms both enjoying wood flooring underfoot, Air Conditioning and bay fronted windows. The left hand bedroom includes a large full width built-in wardrobe with sliding mirrored doors and recessed spotlighting. The sitting room enjoys a central position creating the hub of the home with wood flooring underfoot, and a feature corner high efficiency wood burner on a polished granite hearth offering a contemporary look and creating a focal point to the room. The side facing window overlooks the garden, with a door leading to the adjacent kitchen. The kitchen has been fitted to enjoy a u-shaped arrangement of high gloss wall and base level units, with space for a Rangemaster gas cooker, contrasting tiled splash-backs and extractor fan.

Low level LED plinth lighting and under-cupboard lighting enhance the appeal with wood flooring underfoot and air conditioning. Ample space is provided for a dining table, whilst the adjacent pantry offers fantastic shelving for storage, a reverse osmosis water system and water softener, with space for white goods including a fridge freezer. The inner hallway continues with wood flooring, with a door leading off to a formal dining room or study space - with wood flooring underfoot and French doors creating a seamless flow into the adjacent garden room. Extending the living space and currently used as a snug style seating area and dining space, views are enjoyed over the garden, with tiled flooring and French doors leading out to the garden. The rear bedroom has storage shelving, and is well positioned next to the adjacent W.C with a two piece suite, glass splash-backs and wall mounted gas fired central heating boiler. The family bathroom is a sizeable room with a panelled bath and double shower cubicle, with a Mira digital twin head thermostatically controlled rainfall shower with storage under the hand-wash basin. The versatile utility room offers further extensive storage with space for a washing machine and tumble dryer and large stainless steel utility sink.

FIND US

Postcode : NR13 5LP

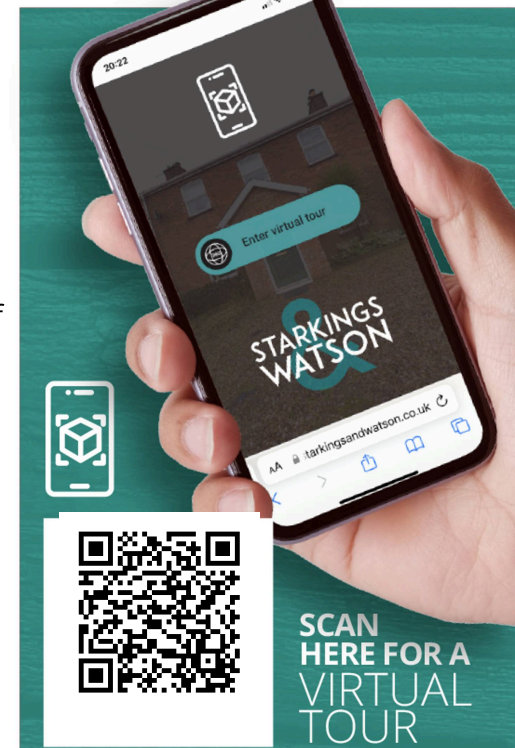
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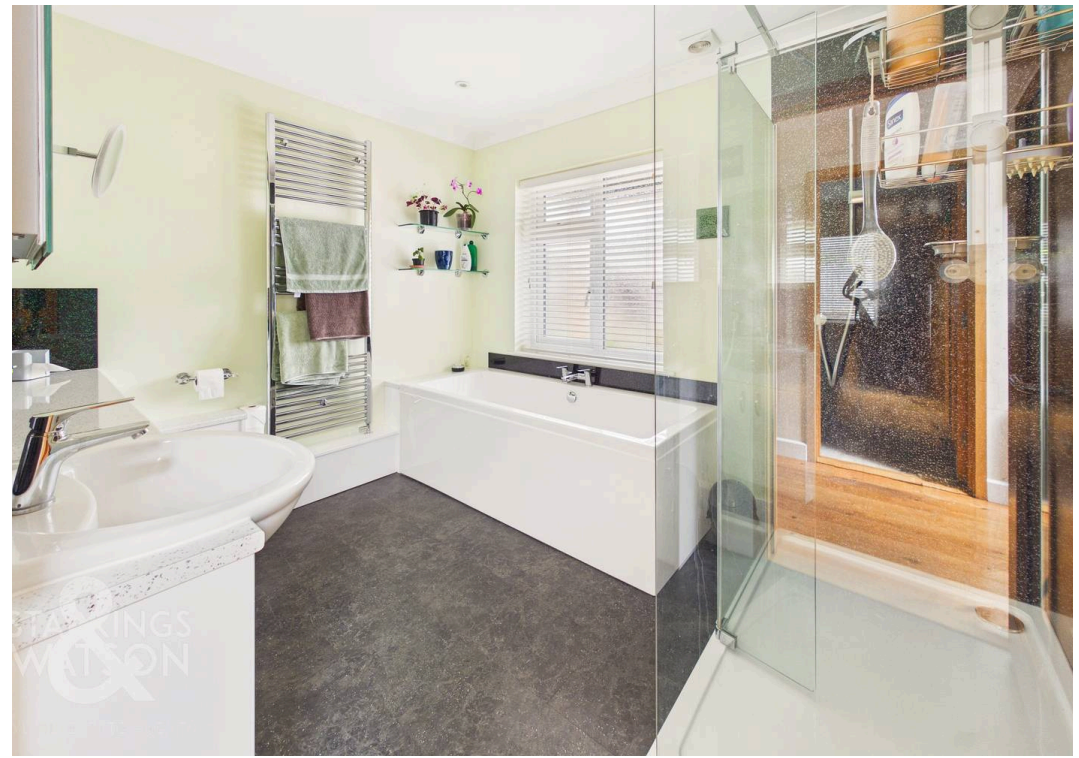
VIRTUAL TOUR

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

AGENTS NOTE

The property is situated next to small row of retail shops within the village.

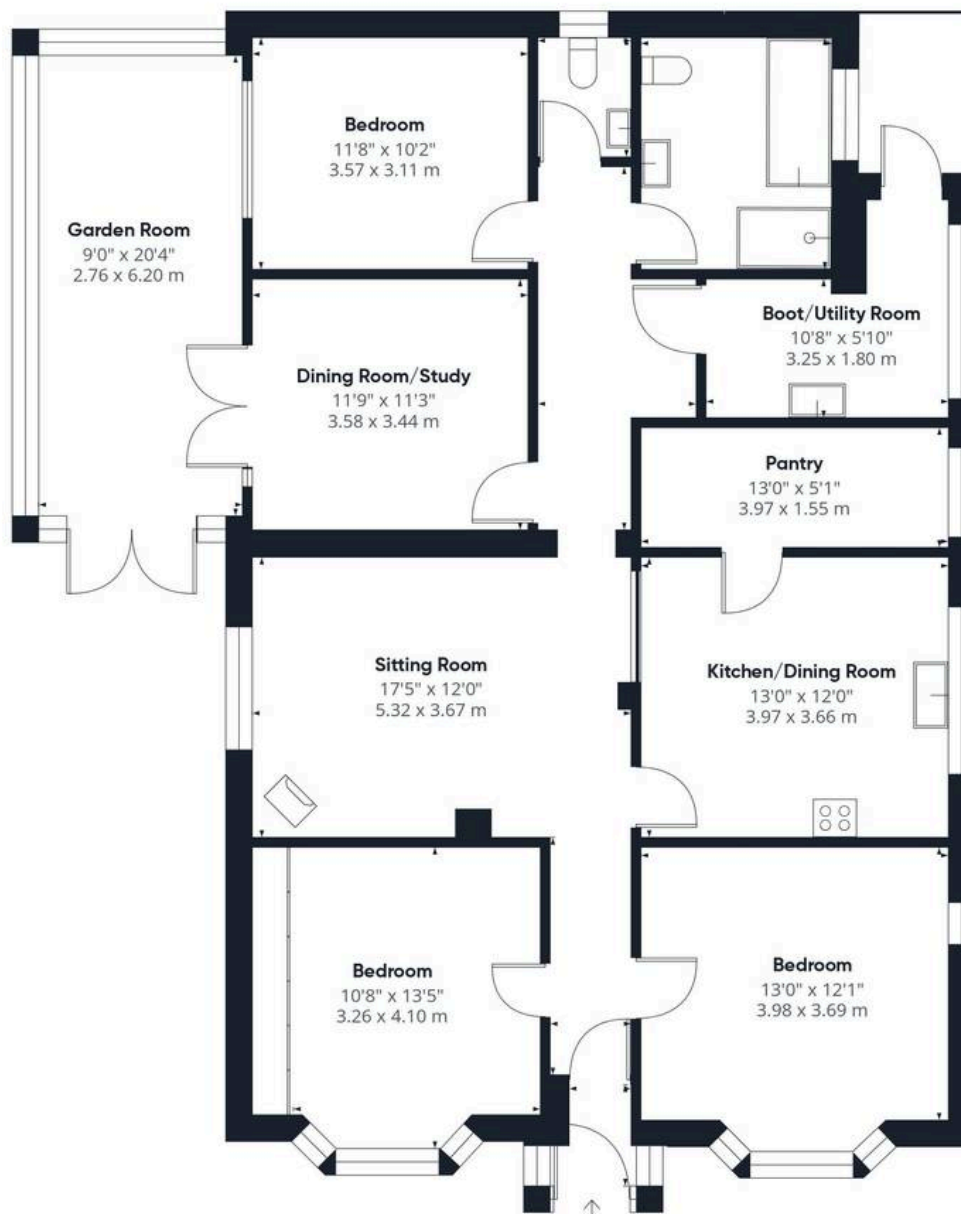




THE GREAT OUTDOORS

The gardens wrap around the property, predominantly laid to shingle, with a range of mature raised beds and vegetable growing areas, along with a polytunnel and garage tucked away in the far corner, for the keen gardener! Various seating areas can be enjoyed throughout the garden, with a secluded spot leading from the conservatory French doors, and a seating area to the front under a timber pergola. Potential exists to further landscape or section off the garden if required, making use of its south facing aspect, with a range of trees offering screening and privacy from the surroundings.





Approximate total area⁽¹⁾

1554 ft²

144.4 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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