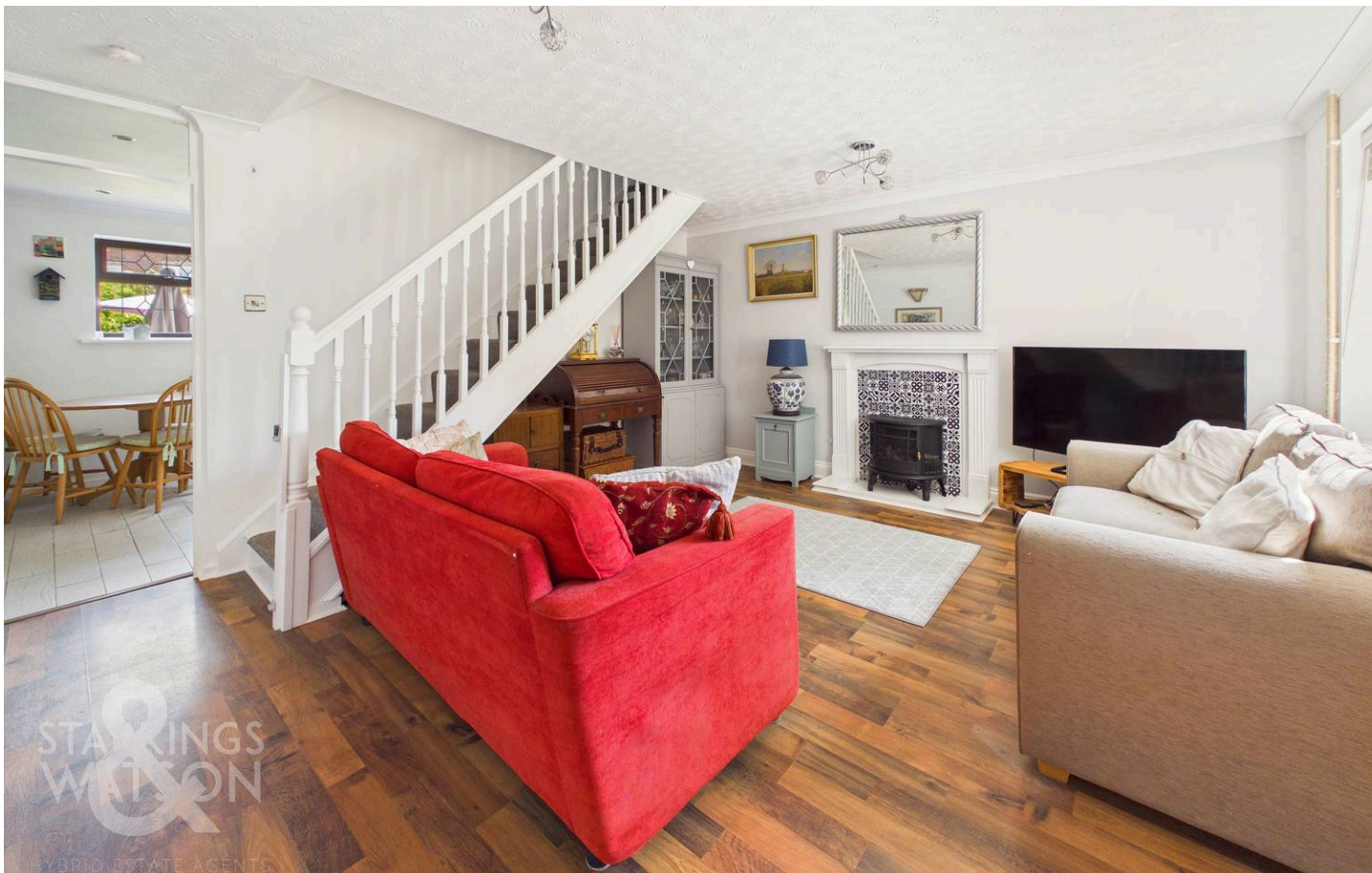




Grovebury Close, Brundall - NR13 5NJ

**STARKINGS
&
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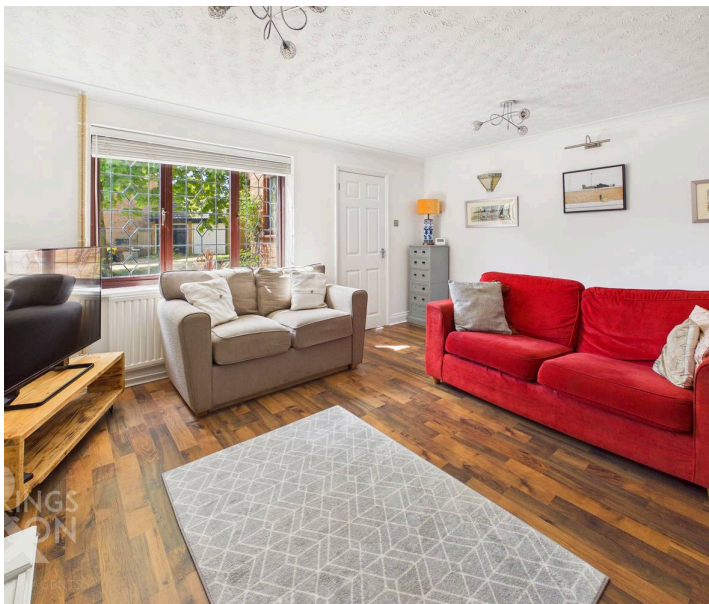
HYBRID ESTATE AGENTS



Grovebury Close

Brundall, Norwich

Situated in a PRIME ELEVATED CUL-DE-SAC POSITION, this beautifully presented SEMI-DETACHED HOME offers a seamless blend of TRADITIONAL CHARACTER and MODERN COMFORTS, creating a welcoming haven just a short stroll from local amenities and transport links. Step through the practical PORCH ENTRANCE into a spacious 14' SITTING ROOM, where WOOD EFFECT FLOORING flows underfoot, providing both style and durability for every-day living. The heart of the home is the RE-FITTED KITCHEN/DINING ROOM - ideal for family gatherings or entertaining friends, with direct access to the garden for effortless indoor-outdoor living. Upstairs, discover THREE WELL-PROPORTIONED BEDROOMS and a FAMILY BATHROOM, all finished to a high standard, offering flexible accommodation for a variety of buyers. The property benefits from a NEWLY INSTALLED GAS FIRED CENTRAL HEATING BOILER, ensuring warmth and efficiency throughout the seasons. With its modernised interior, practical layout, and quality finishes, this home is perfectly suited for growing families, professional couples, or anyone seeking a move-in-ready property in a sought-after location.



The FULLY ENCLOSED LAWNED GARDEN is framed by mature, planted borders, providing both privacy and a picturesque outlook. A PATIO SEATING AREA extends directly from the kitchen, creating an ideal spot for summer barbeques, al fresco dining, or simply relaxing with a morning coffee. Steps lead down to a TIMBER BUILT STORAGE SHED, perfect for garden tools, bikes, or outdoor equipment, while a secure gate offers access to the FRONT DRIVEWAY and GARAGE.

Council Tax band: B

Tenure: Freehold

- Semi-Detached Home in an Elevated Cul-De-Sac Setting
- Walking Distance to Local Amenities & Transport Links
- Porch Entrance & 14' Sitting Room with Wood Effect Flooring
- Re-fitted Kitchen/Dining Room with Garden Access
- Three Bedrooms & Family Bathroom
- Newly Installed Gas Fired Central Heating Boiler
- Enclosed Lawned Garden with Patio Seating
- Driveway & 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 an elevated setting within a popular cul-de-sac, the property is set back from the road and approached by a lawned front garden with a shingle driveway offering off road parking, with access leading to the garage, gated rear garden and main entrance door.

THE GRAND TOUR

Once inside, a porch entrance greets you with wood effect flooring and a useful recess for coats and shoes, whilst a door takes you to the main sitting room beyond. Centred on a feature fireplace and with a front facing window, this light and bright room offers continued wood effect flooring underfoot and stairs rising to the first floor landing. The kitchen/dining room stretches across the rear of the property with a u-shape arrangement of wall and base level units with wood effect work surfaces and integrated cooking appliances including an inset gas hob and built-in eye level electric double oven. Space is provided for a fridge freezer, washing machine and dishwasher, whilst windows and doors face to the rear garden, sitting alongside the wall mounted gas fired central heating boiler.

Heading upstairs, the carpeted landing includes a loft access hatch above, with doors to the three bedrooms - all of which are finished with fitted carpet and double glazing. The family bathroom completes the property with a three piece suite including a mixer shower tap over the bath, tiled walls, storage cupboard under the hand wash basin, heated towel rail, wood effect flooring and built-in airing cupboard.

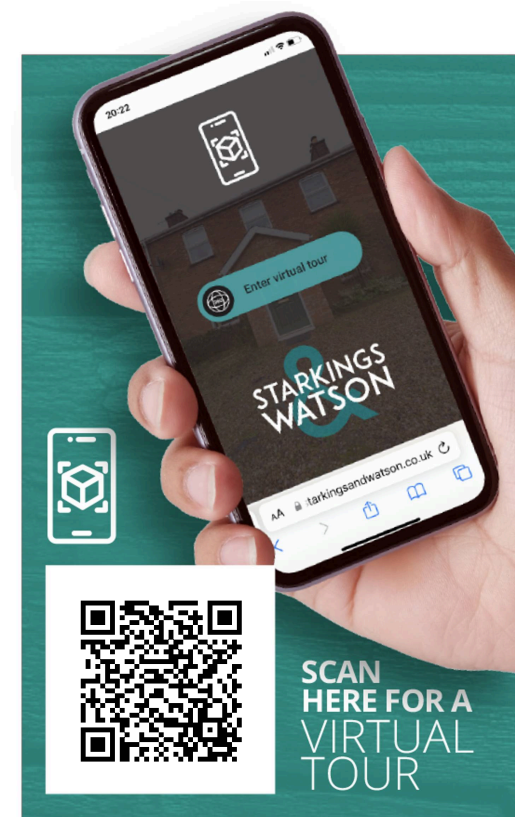
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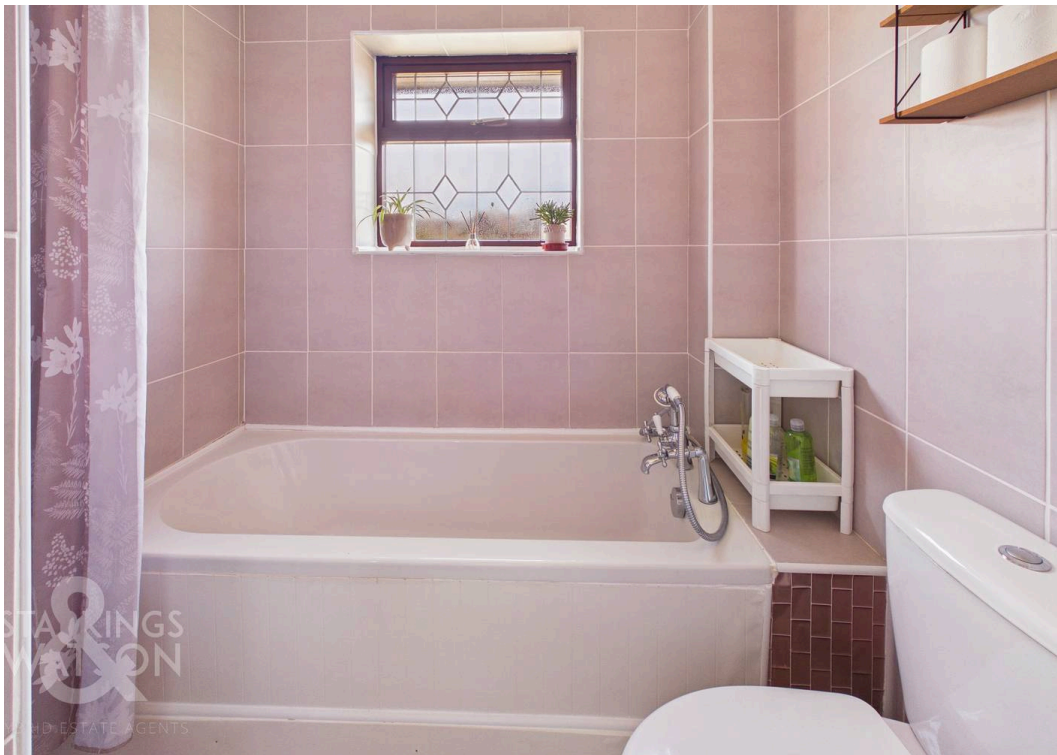
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What3Words : ///tarred.bolts.pampering

VIRTUAL TOUR

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



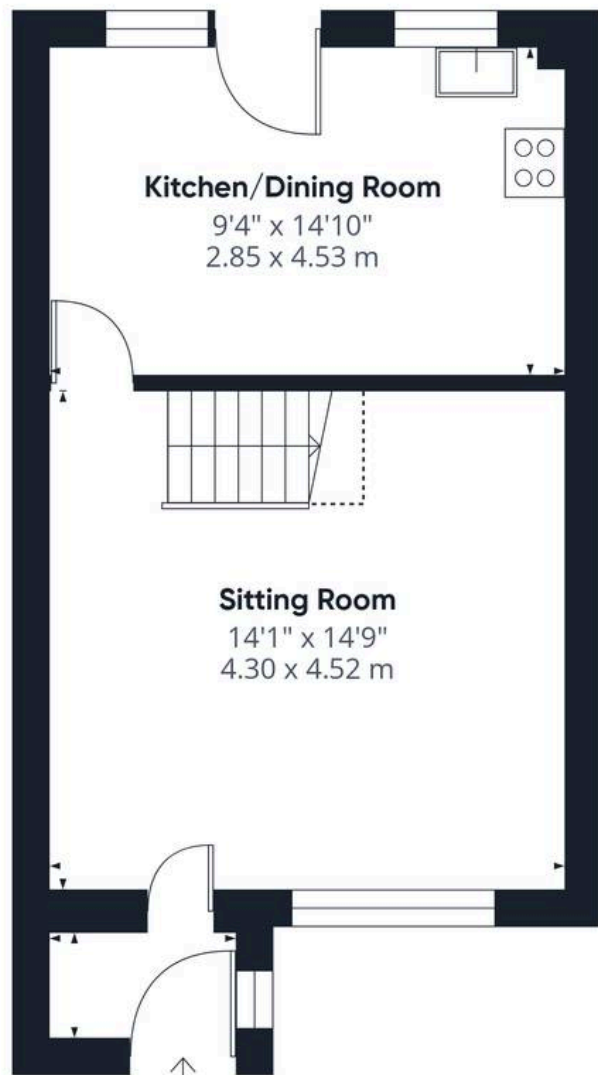




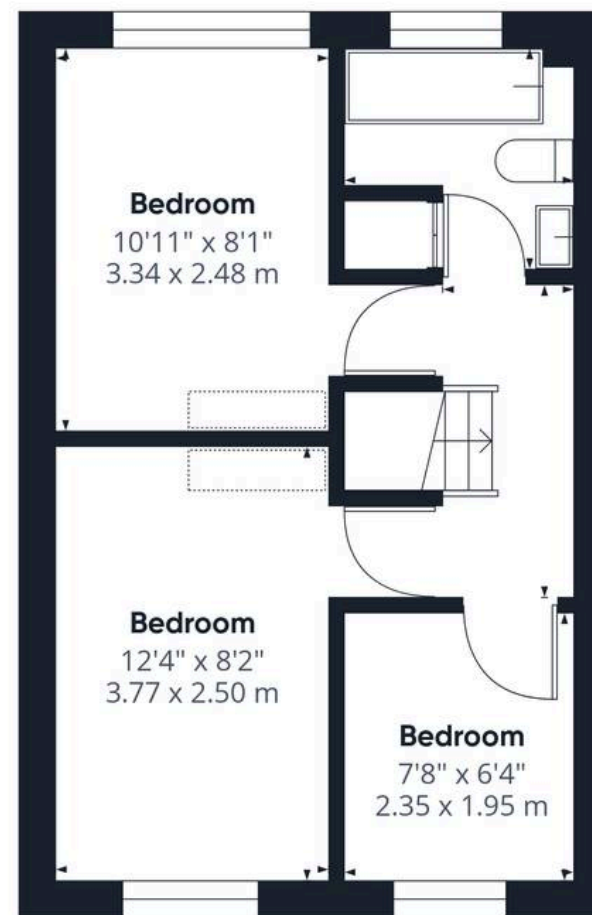
THE GREAT OUTDOORS

Heading outside, the rear garden offers a fully enclosed lawned expanse, with planted borders to all sides. A patio seating area extends from the kitchen while steps lead down to a timber built storage shed and gated access to the front driveway. The garage is accessed via an up and over door to front, with storage above.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

682 ft²

63.4 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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 are 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.