

Laurel Drive, Brundall - NR13 5RE

STARKINGS WATSON

HYBRID ESTATE AGENTS







Laurel Drive

Brundall, Norwich

Situated on a GENEROUS 0.16-acre plot (stms) in the highly sought-after Brundall Gardens, this beautifully updated detached CHALET-STYLE HOME offers over 1,500 sq ft (stms) of flexible accommodation, the property combines CHARACTER features with modern upgrades. Recent improvements include a NEWLY FITTED KITCHEN, a full electrical REWIRE in 2023, redecoration throughout and new flooring, 2023 double glazing, soffits, facias and gutters, and a 2020 oil-fired CENTRAL HEATING BOILER. Energy-efficient features include SOLAR PANELS, solar water heating and a feed-in tariff generating approximately £1,600 per year.

Council Tax band: E
Tenure: Freehold

- Non-Estate 0.16 Acre Plot (stms) in the Sought After Brundall Gardens
- Detached Chalet Style Home with Over 1500 Sq ft (stms) of Accommodation
- Resin Drive & Gated Wrap Around Gardens
- Updated & Modernised Interior with a Newly Fitted Kitchen
- Up to Four Bedrooms Over Two Floors
- Two En Suites & Family Bathroom
- Walk-in Wardrobe & Secret Snug/Study
- Solar Panels & Solar Water Heating
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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.



Conveniently located within walking distance of village amenities, Brundall Countryside Park and Brundall Gardens railway station. 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.

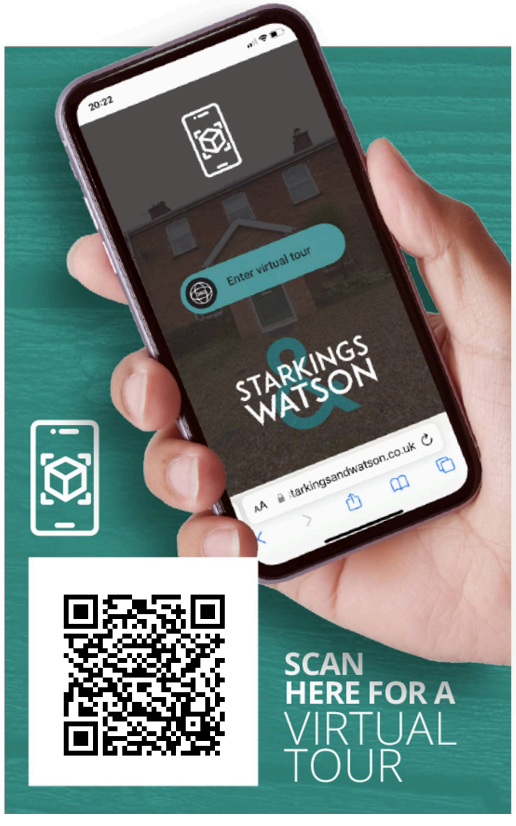
SETTING THE SCENE
The property is approached via a hard standing Resin parking area with off road parking provided for several vehicles, and with timber access gates leading to the rear garden and storage. A pathway leads to the side of the property where the front garden opens up to a pathway which takes you to the main entrance door. Low level brick walled planters separate the lawned front garden which offers a bright and sunny aspect, enclosed within high level mature hedging.

THE GRAND TOUR
The versatile layout provides up to four bedrooms, including a spacious principal suite with walk-in wardrobe and en-suite, a ground-floor guest bedroom with en-suite, a family bathroom, a spacious utility/boot-room and two reception rooms comprising a sitting room with wood burner and a flexible family room/bedroom. The newly fitted kitchen/dining room features integrated Bosch appliances and an Aga. A separate upstairs study/snug offers an ideal space for home working or hobbies.

FIND US
Postcode : NR13 5RE
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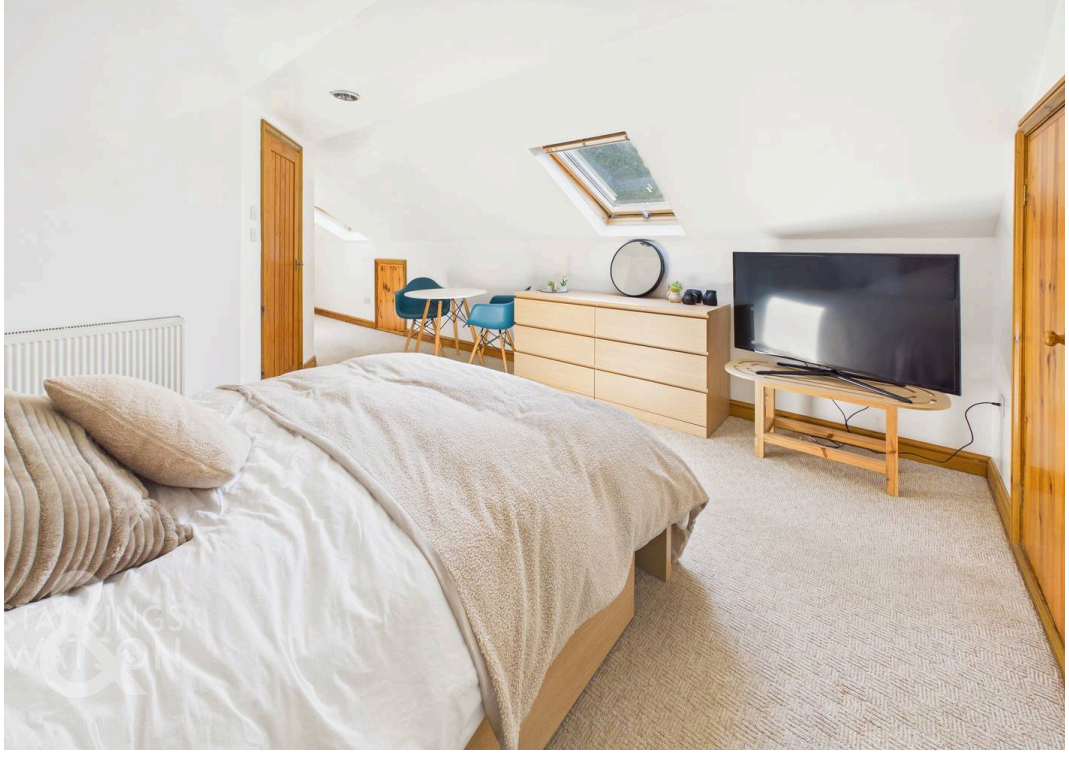
VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property.

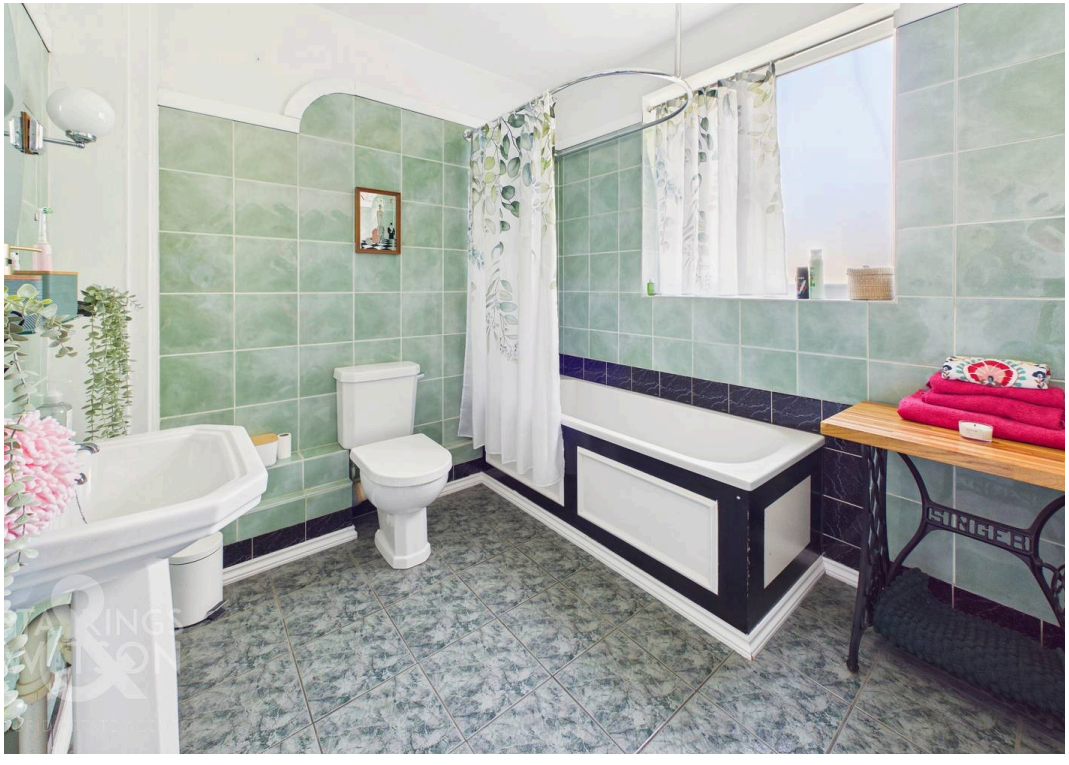
AGENTS NOTES
The property is situated on an un-made road.











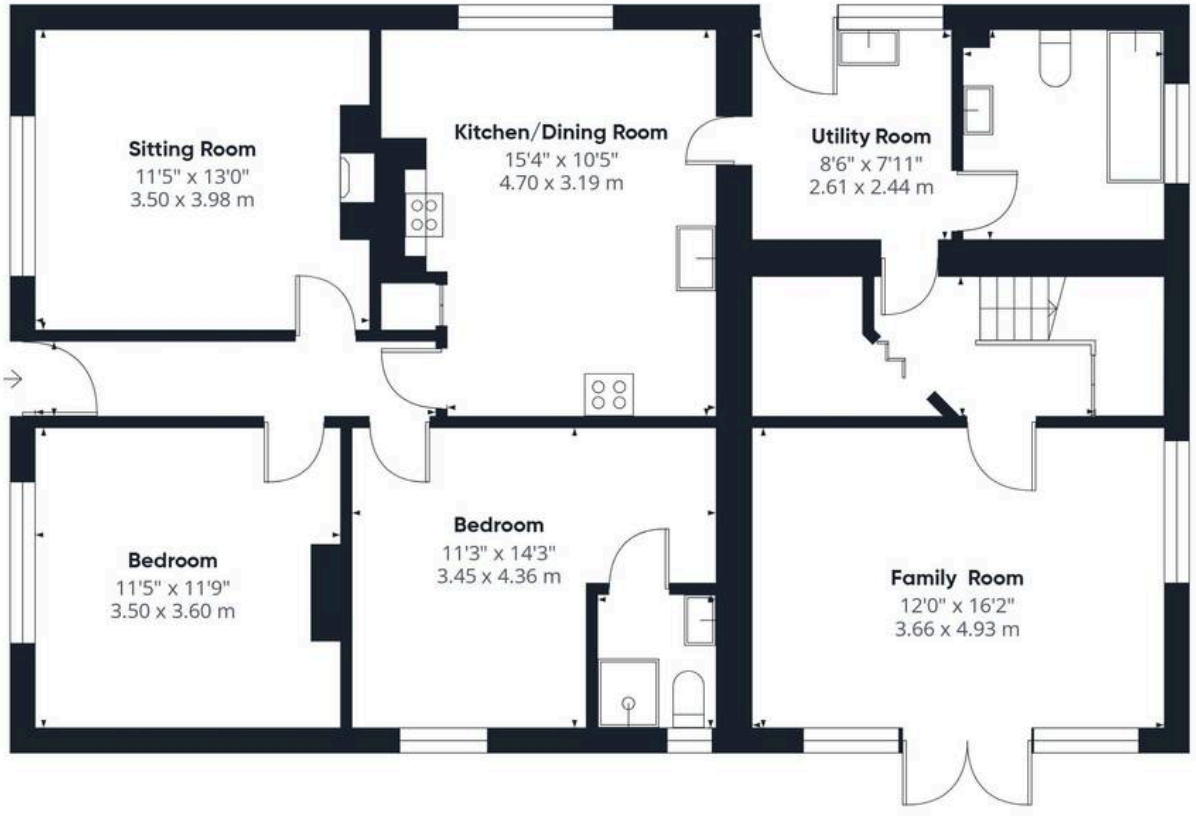




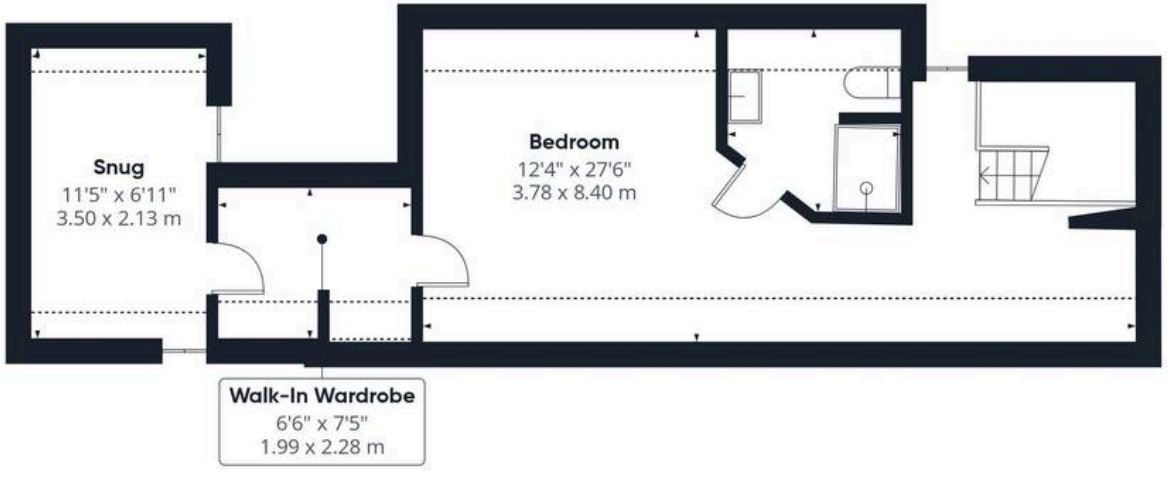


THE GREAT OUTDOORS

Outside, the property benefits from a resin driveway with parking for two vehicles, and scope to extend further parking to the side, a gated entrance for privacy, and attractive wrap-around gardens to the side and rear with timber summerhouse, storage shed, enclosed timber fencing and greenhouse. A large southwest facing patio extends from the kitchen, accessed via French doors, creating an excellent entertaining space.



Ground Floor





Floor 1

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Approximate total area(1)

1504 ft²

139.7 m²

Reduced headroom

95 ft²

8.8 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 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.