



## 88 Maurecourt Drive, Brundall

In Excess of £240,000



# 88 Maurecourt Drive

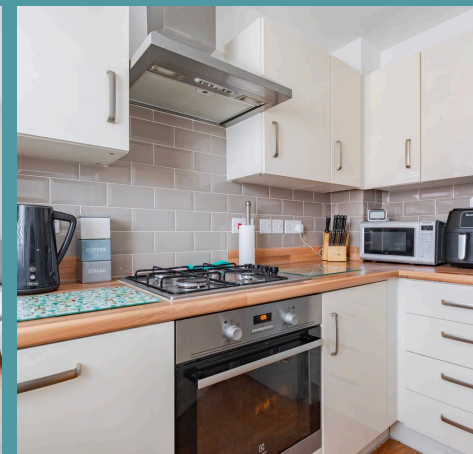
## Brundall, Norwich

This modern two-bedroom home in Brundall is the perfect choice for first-time buyers. Immaculately presented, the property boasts a spacious lounge/diner, a well-equipped kitchen and two generously sized bedrooms, offering a comfortable living space. Located just a short distance from Norwich city centre, with excellent transport links and easy access to the Broads, it's ideal for those commuting or enjoying the local area. With off-road parking and a private, enclosed rear garden, the home provides both practicality and outdoor enjoyment. In excellent condition and with a prime location, this property presents a fantastic opportunity to take the first step onto the property ladder.

### Location

Brundall is a highly desirable village that offers a wide array of amenities. It features a village shop, local pubs, restaurants, takeaways, a post office, school, and train station, along with access to the Broads. Residents can also find dental and doctor surgeries, as well as various high street stores. Additionally, the village's close proximity to the A47 provides convenient access to most of the county.

Access to the Broads can be obtained from either Brundall, located on the River Yare, or Wroxham, recognized as the central hub of the Broads network, approximately 8 miles away. Brundall is conveniently positioned near the cathedral city of Norwich, which is about 7 miles to the west. Norwich provides a diverse array of cultural and leisure activities, along with a main line rail connection to London Liverpool Street and an international airport. Great Yarmouth, roughly 12 miles to the east, features 5 miles of sandy beaches. The seafront includes the Marina and Sea Life Centre, as well as various rides, shops, and amusement arcades.





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Brundall, Norwich

### Maurecourt Drive

This beautifully presented two-bedroom semi-detached home is perfectly positioned in the sought-after village of Brundall, offering excellent transport links and swift access to Norwich city centre.

Immaculate inside and out, this property is an ideal first-time buy, boasting a welcoming entrance hall, a convenient ground-floor cloakroom, and a spacious lounge/diner with French doors opening to the rear garden.

The modern kitchen is well-equipped with integrated appliances, stylish tiled splashbacks, and ample storage, making it both functional and attractive.

Upstairs, the property continues to impress with two generously sized double bedrooms.

The primary bedroom enjoys a rear aspect, while the second features built-in storage and a front-facing window.

The contemporary family bathroom is fitted with a bath and overhead shower, complemented by tasteful partial tiling for added comfort. The interior is designed to maximise style, appealing to buyers seeking a move-in-ready home.







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Outside, the home offers the convenience of off-road parking via a private driveway, with a dropped curb for easy access.

The rear garden is fully enclosed, featuring a neat lawn, a patio area ideal for outdoor dining, and a handy timber shed for additional storage.

With its prime location, impeccable condition, and thoughtfully designed living spaces, this property is a must-see for anyone starting their homeownership journey.



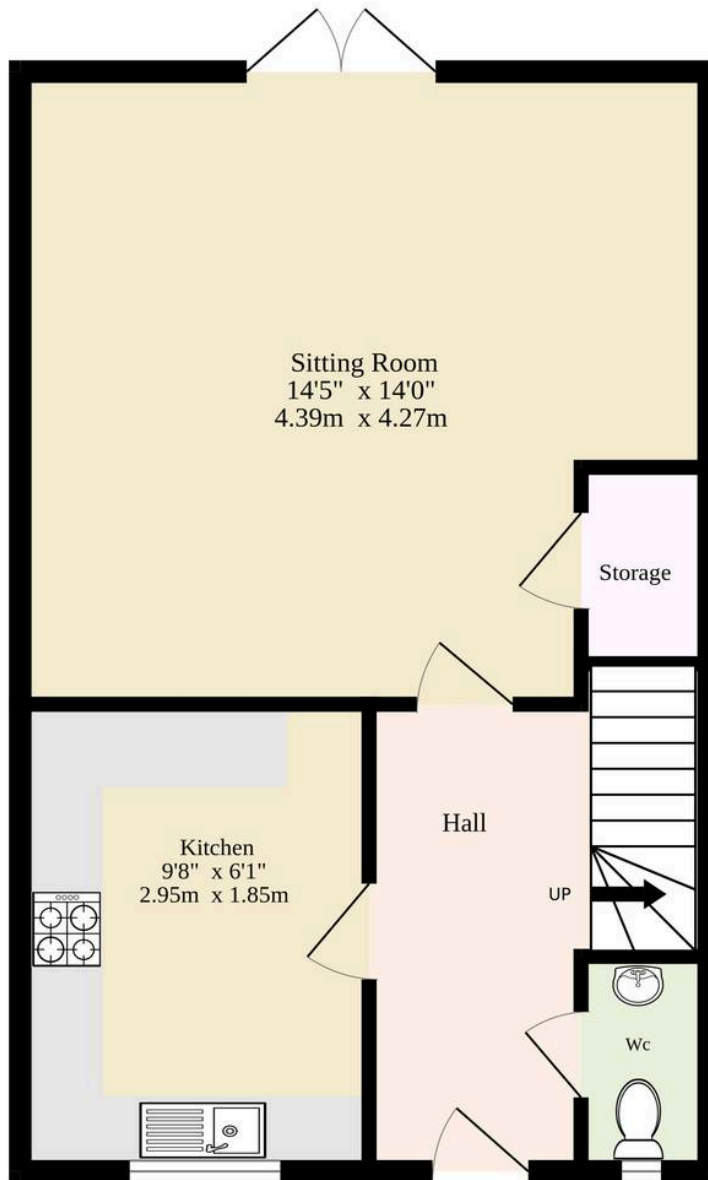
Agents Note

Sold Freehold.

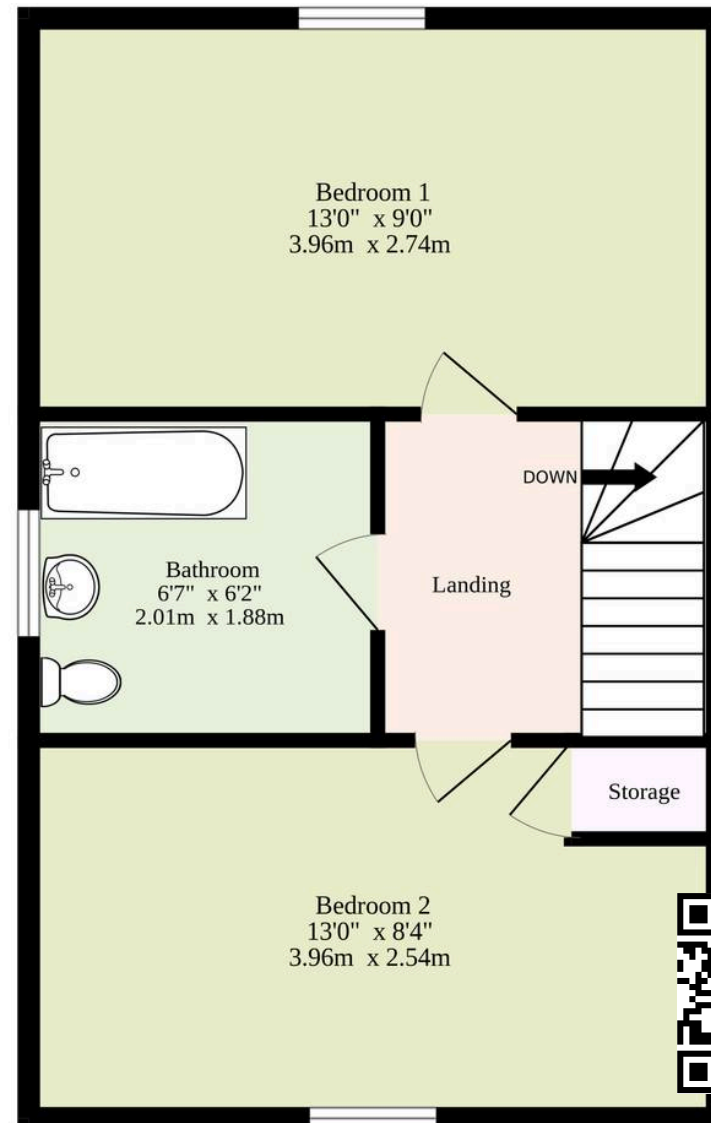
Connected to all mains services.



**Ground Floor**  
312 sq.ft. (29.0 sq.m.) approx.



**1st Floor**  
312 sq.ft. (29.0 sq.m.) approx.



**TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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