



49 Highfield Avenue, Brundall
£280,000

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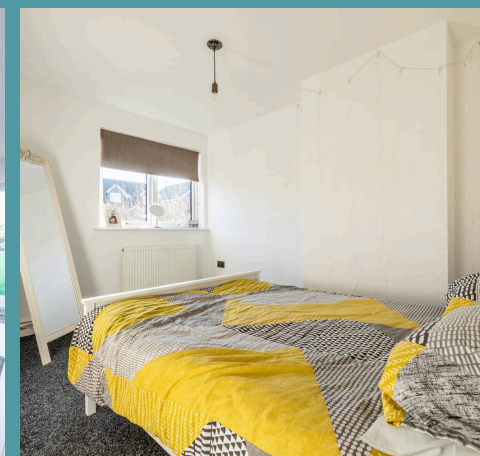
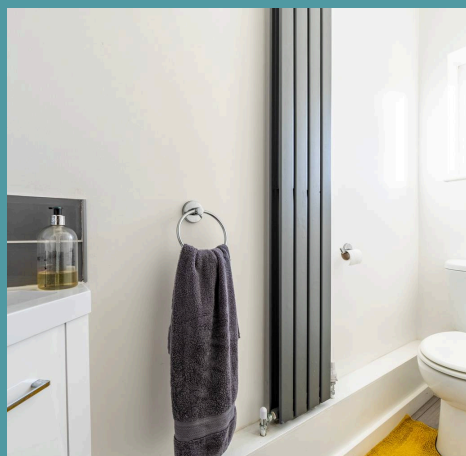
Brundall, Norwich

Modern living in this chain-free three-bedroom home, located in the highly desirable village of Brundall. The property features a spacious open-plan kitchen/dining area, a versatile ground-floor bedroom, and two well-sized bedrooms on the first floor. The west-facing garden provides a peaceful outdoor setting, ideal for relaxing or entertaining. With no onward chain, this home is ready to move into and offers a perfect blend of contemporary living and practicality.

The Location

Brundall is a highly desirable village offering a wide range of amenities, including a village shop, pubs, restaurants, takeaways, a post office, school, train station, and access to the Broads. Residents also benefit from dental and doctor surgeries, high street stores, and convenient access to the A47, connecting to much of the county.

The village, situated on the River Yare, provides access to the Broads, with Wroxham—known as the Broads' central hub—just 8 miles away. Brundall is only 7 miles east of Norwich, a vibrant cathedral city with cultural and leisure activities, a mainline rail link to London Liverpool Street, and an international airport. Great Yarmouth, about 12 miles east, offers 5 miles of sandy beaches, a seafront with attractions such as the Marina, Sea Life Centre, rides, shops, and amusement arcades.





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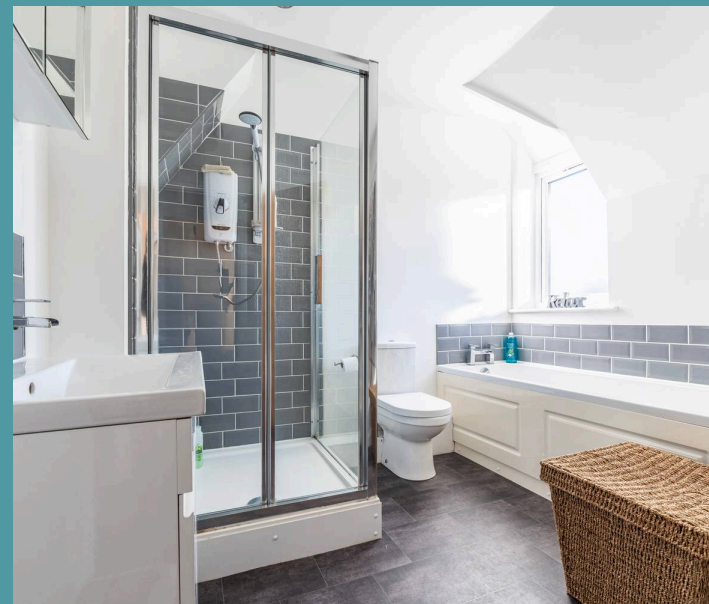
Brundall, Norwich

Highfield Avenue

This beautifully updated three-bedroom townhouse, located in the highly desirable Broadland village of Brundall, is a true gem. Boasting modern upgrades throughout and a spacious layout, the property is perfect for families or professionals seeking a ready-to-move-in home with contemporary style and comfort.

Upon entering, you are greeted by a welcoming entrance hall with sleek laminate flooring and a staircase leading to the first floor. The ground floor also features a convenient cloakroom, complete with a low-level WC, a vanity unit with a hand wash basin, all designed with practicality and style in mind. The stunning open-plan kitchen/dining room, measuring an impressive 24'0 x 18'8.

The kitchen is fitted with an array of modern base, floor, and drawer units, complemented by attractive work surfaces. Integrated appliances include a fridge/freezer, dishwasher, washing machine, and tumble dryer, while a built-in oven, an inset hob and a central island with additional storage enhance functionality. The room is flooded with natural light, thanks to a roof light and full-width UPVC bi-fold doors that open onto the west-facing garden, creating a seamless connection between indoor and outdoor living. The ground floor also houses a well-proportioned bedroom with a front aspect, making it versatile as a guest room, home office, or playroom.





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Upstairs, the first floor offers two further spacious bedrooms. The 16'11 master bedroom enjoys a bright front aspect and ample space for storage or furnishings. The second bedroom is equally generous, with a rear aspect overlooking the garden. Both rooms are fitted with plush carpets. Completing the upstairs is a stylish four-piece family bathroom, featuring a panel bath, a shower cubicle with a Mira shower, a vanity unit with an inset hand wash basin and a WC.

The outdoor space is equally impressive. The property is approached via a private driveway with parking for up to four vehicles, enclosed by panel fencing. The west-facing rear garden is a tranquil haven, offering a well-maintained lawn, a decking area perfect for outdoor entertaining, and two storage sheds surrounded by mature shrubs and fencing for privacy.

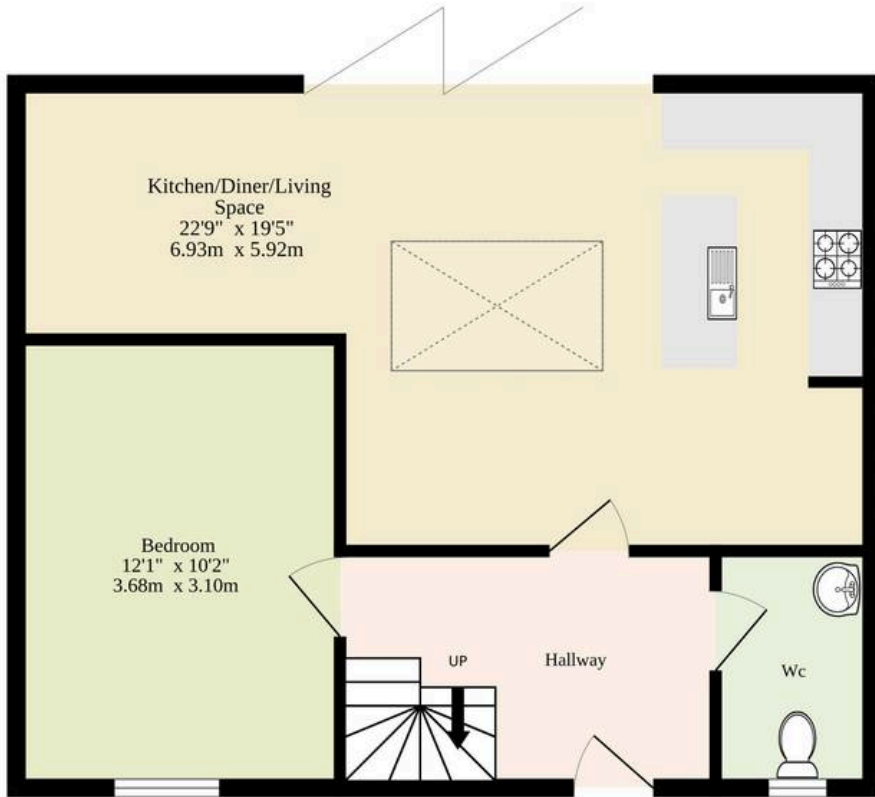
Agents Note

Sold Freehold.

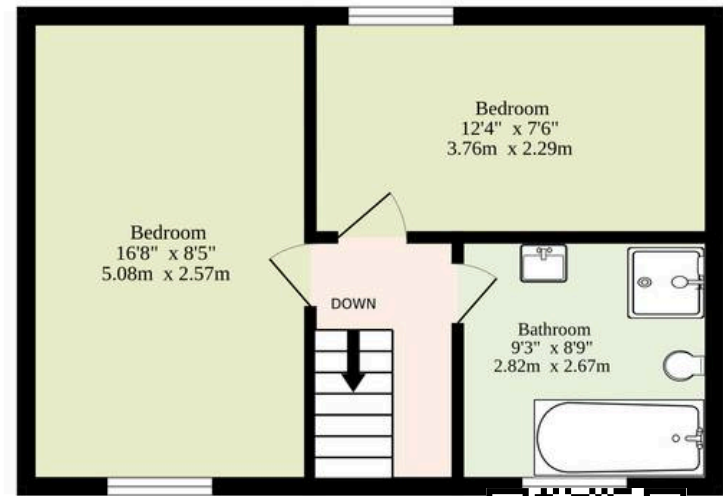
Connected to all mains services.



Ground Floor
631 sq.ft. (58.6 sq.m.) approx.



1st Floor
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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