



# 1 Maurecourt Drive, Brundall

Guide Price £475,000 - £500,000

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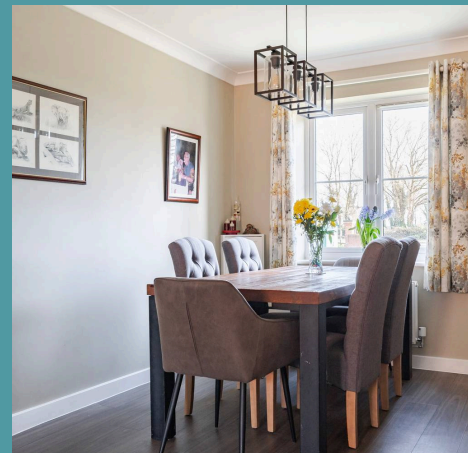
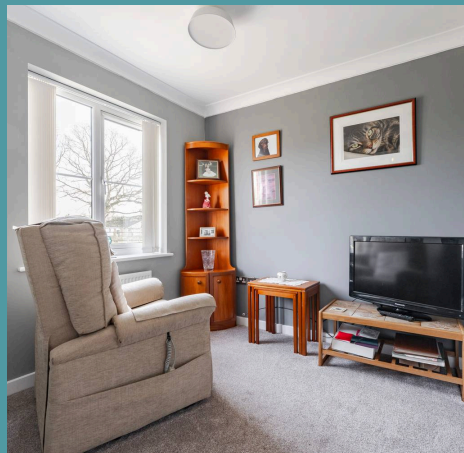
Brundall, Norwich

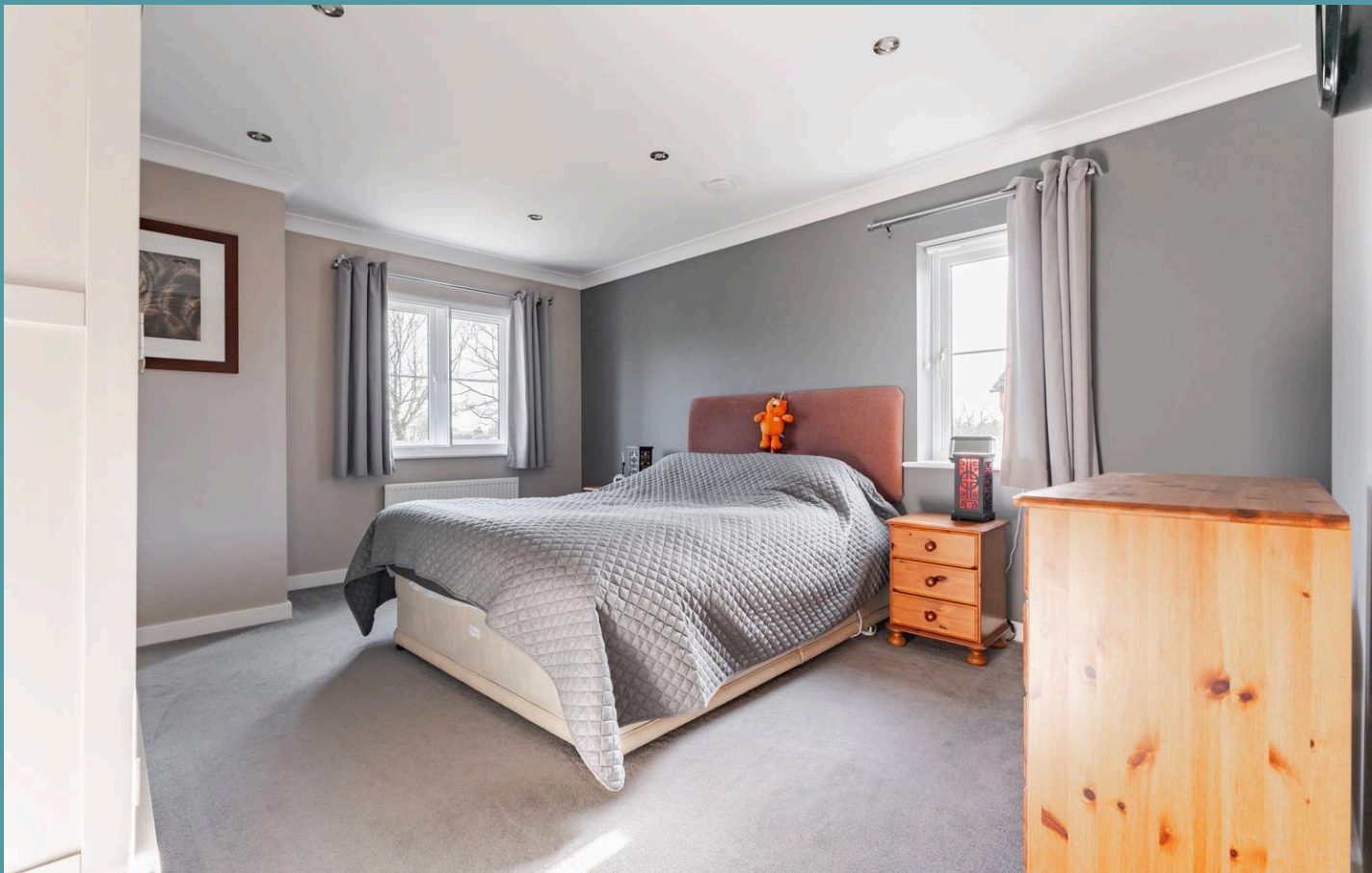
This executive detached family home in the desirable location of Brundall, offers spacious living with modern finishes throughout. With four well-sized double bedrooms and a generous 21'5 kitchen/dining room, the property is perfect for both family life and entertaining. The large double garage, previously used as the Estate's sales office, presents a versatile space that could easily be adapted to your needs. Outside, the expansive west-facing garden is laid to lawn and features shaped decking, providing an ideal space for outdoor relaxation. With added benefits like solar panels, off-street parking, and a peaceful setting, this home is ready to offer comfort and convenience.

## The Location

Situated in the heart of the charming village of Brundall, Maurecourt Drive offers the perfect balance of countryside living and modern convenience. Brundall, famed for its riverside beauty along the Norfolk Broads, is a paradise for boating enthusiasts and nature lovers alike. The property is within easy walking distance of local amenities, including shops, cafes, and well-regarded schools.

Brundall railway station, offering direct connections to Norwich, Great Yarmouth, and Lowestoft, is also nearby. With the A47 providing quick access, commuting to Norwich City Centre or exploring the stunning Norfolk countryside is effortless. The peaceful setting further adds to the appeal, creating a quiet and secure environment perfect for families or anyone seeking a more relaxed lifestyle.





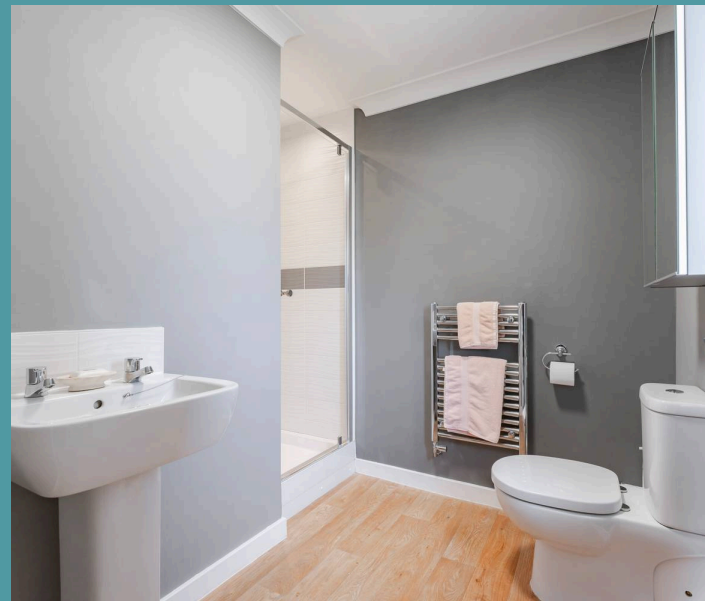
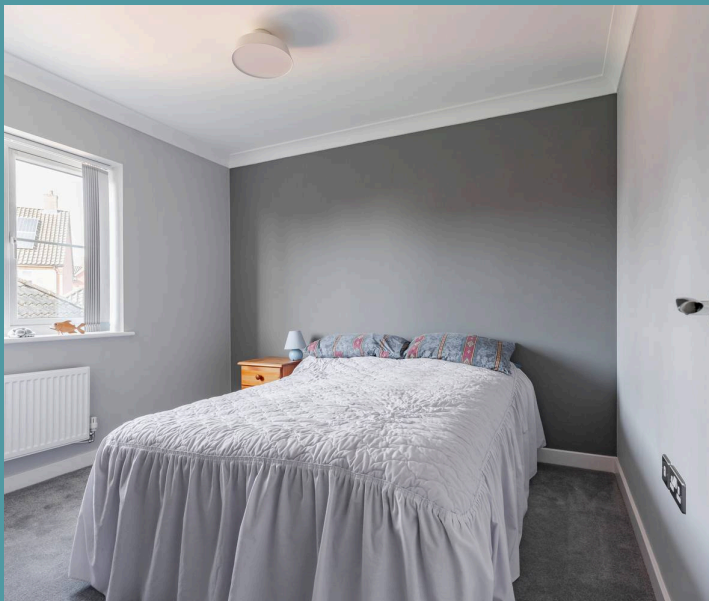
# 1 Maurecourt Drive

Brundall, Norwich

## Maurecourt Drive

This recently decorated executive detached family home is located in the sought-after area of The Pastures, Brundall. Offering spacious and immaculate living throughout, this property is ideal for those seeking modern comfort and flexibility.

The entrance hall welcomes you into a generous sitting room, perfect for relaxing or entertaining, with patio doors leading to the beautifully landscaped garden. The study provides an excellent space for a home office, while the 21'5 kitchen/dining room is an ideal hub for family gatherings, with a separate utility room for added convenience.



Upstairs, you'll find four double bedrooms, all well-proportioned and designed for ultimate comfort. The master bedroom features a large en-suite shower room, while the remaining three bedrooms share a modern family bathroom. The home is finished with quality fittings and offers ample storage throughout, making it perfect for family life.



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The property benefits from off-street parking for several vehicles, including a spacious double garage that was previously used as the Estate's sales office. This versatile space is dry-lined with electric heaters and spotlights, and could easily be converted to suit your needs. With green space surrounding the home and a large west-facing garden that's mainly laid to lawn, the outdoor space offers a peaceful setting, with shaped decking for outdoor dining and relaxation.

Additional benefits include solar panels with installed batteries to save energy, double glazing, and gas central heating. Ready to move in, this home provides all the space and features you need for modern family living.

**Agents Note**

Sold Freehold

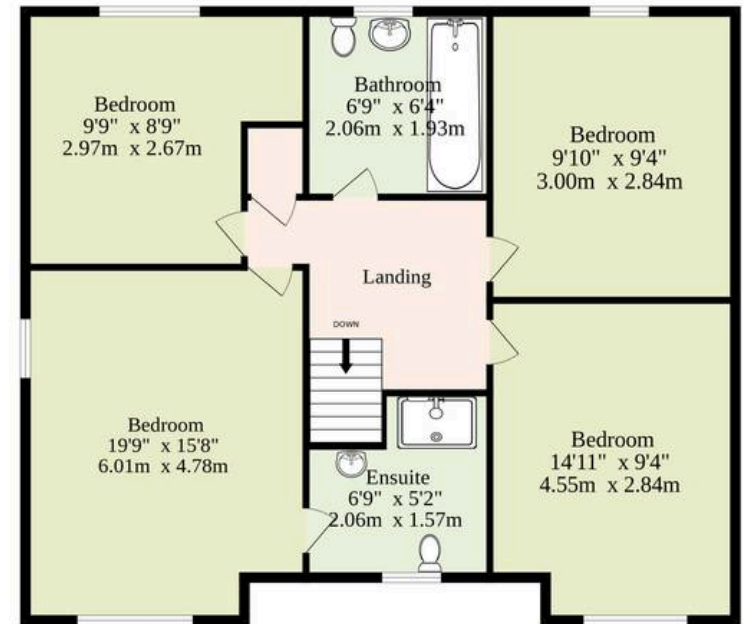
Connected to all mains services



**Ground Floor**  
925 sq.ft. (85.9 sq.m.) approx.



**1st Floor**  
610 sq.ft. (56.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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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