



10 Laurel Drive, Brundall

Norwich



Minors & Brady

10 Laurel Drive

Brundall, Norwich

Hidden from view in a leafy position on a quiet road in Brundall, this detached bungalow offers a rare chance to shape a generous home in a well-connected village setting.

Occupying a 0.14-acre plot (STMS), the property enjoys secure gated access, ample parking, and private front and rear gardens. Inside, a flexible layout flows through a series of open-plan living spaces, featuring character details and a garden-facing aspect. Two double bedrooms sit peacefully to the rear, served by a practical wet room. The kitchen and utility spaces are ready for reconfiguration, offering excellent potential for modernisation. With strong transport links and a setting near the Norfolk Broads, this is an ideal project for those seeking space, privacy, and scope to create.

- Detached bungalow on a generous 0.14-acre plot (STMS)
- Hidden from view in a leafy, quiet residential setting
- Gated access with ample off-road parking and electric car charger
- Two spacious open-plan reception areas with wood burner
- Garden room offering scope for reconfiguration or extension (STP)
- Functional kitchen with adjacent utility room and external access
- Two double bedrooms with views over the private rear garden
- Wet-room style shower room with non-slip flooring
- Fully enclosed front and rear gardens with mature planting





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The Location

Set within the sought-after village of Brundall, Laurel Drive offers the perfect balance between peaceful rural charm and everyday convenience. Nestled on a quiet, well-established road, this location is ideal for those looking for a serene lifestyle without compromising on connectivity or access to amenities.

Brundall is a vibrant and friendly village, beautifully positioned along the Norfolk Broads, one of the UK's most treasured national park areas. Surrounded by open countryside and scenic waterways, the area is a true haven for walkers, nature lovers, and boating enthusiasts, with riverside pubs and marinas just minutes away.

Residents of Laurel Drive enjoy the benefit of being within walking distance to a range of local amenities, including independent shops, cosy cafes, a supermarket, doctors' surgery, and highly regarded primary and secondary schools. The village also boasts excellent transport links: Brundall railway station offers direct train services to Norwich, Great Yarmouth, and Lowestoft, making it an ideal spot for commuters and leisure travellers alike.

For those who drive, the A47 is easily accessible, providing smooth connections to Norwich City Centre in around 15 minutes, and the stunning Norfolk coastline just a short drive away. Whether you're heading into the city for work, shopping, or dining—or venturing out into the Broads for a weekend escape—Laurel Drive places everything within easy reach.



M&B

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Brundall, Norwich

Laurel Drive, Brundall

Positioned on a 0.14-acre (STMS) private and enclosed plot, this detached bungalow is a rare opportunity for buyers seeking a spacious single-storey home with excellent scope for improvement, extension (STP), or personalisation. Tucked behind secure wrought iron gates, the property boasts ample off-road parking, front and rear gardens that enjoy a sunny south-facing aspect, and a detached garage structure.

Inside, a porch provides a practical entrance with space for coats and boots, leading through to a welcoming hallway complete with character features like stripped wood flooring and a picture rail. The main reception space is generous and sociable, including a bay-fronted sitting room with a wood burner, opening through to the dining area and a garden room beyond.

These combined spaces offer flexibility and fantastic potential to reconfigure, enhance natural light, and connect better with the outdoor areas.

The kitchen, which sits adjacent to the reception rooms, is functional with a range of base and wall units, space for appliances, and a traditional oil-fired central heating boiler. A door leads out to the garden, with a separate utility room offering additional built-in storage and appliance space.



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Both double bedrooms are set to the rear of the property, enjoying pleasant garden views and a peaceful setting. They are served by a wet-room style shower room with non-slip flooring and tiled surrounds.

Externally, the home continues to impress with its size and privacy. The front garden offers further potential for landscaping or even more parking if required, while the rear garden is fully enclosed, mainly laid to lawn, and bordered by mature hedging and timber fencing for added seclusion. A side pathway provides easy access between the front and rear spaces.

An electric car charger is already in place, offering a modern convenience to complement this property's traditional charm. With strong foundations and a generous footprint, this bungalow is ready for a new chapter, ideal for those with vision and a desire to create a home tailored to their needs.

Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.



M&B

Ground Floor
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 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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Dreaming of this home? Let's make it a reality



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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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