



15 Finch Way, Brundall
Minors & Brady



15 Finch Way

Brundall, Norwich

Well-maintained, deceptively spacious and perfectly positioned within the sought-after Broadland village of Brundall. Offering three bedrooms, a spacious sitting/dining room, a four-piece family bathroom and a sunny south-facing garden, this attractive home is ideally suited to modern family life. Practical features including ample storage, a ground floor cloakroom, fitted wardrobes and a nearby garage are complemented by a peaceful setting close to local amenities, schools and transport links. Combining comfort, convenience and village charm, this is a home designed to be enjoyed both inside and out.

- Modern three-bedroom home in a desirable Brundall location
- Spacious sitting/dining room with garden access
- South-facing enclosed rear garden
- Well-maintained and presented throughout
- Four-piece family bathroom suite
- Fitted wardrobes to the principal bedroom
- Ground floor cloakroom and useful storage
- Garage providing parking or additional storage
- Quiet and friendly residential setting
- Agent's Note

This property will be sold freehold and is connected to mains water, electricity, gas and drainage.

There is an annual maintenance charge of £230, payable to Atlantica Residents Management Company.

- Walking distance to village amenities and transport links



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The Location

Situated in the highly desirable village of Brundall, this property enjoys a superb position within the heart of the Norfolk Broads, a nationally protected landscape renowned for its natural beauty, waterways and abundant wildlife.

Steeped in local history, Brundall was once a popular destination for visitors arriving by steamboat along the River Yare to enjoy its celebrated gardens and landscaped estates. This heritage remains evident today through the village's mature surroundings, protected trees and enduring connection to the landscape.

Brundall offers an enviable balance of peaceful village living and excellent connectivity, lying just a short distance east of Norwich and within easy reach of the Norfolk coastline. The surrounding Broads provide exceptional opportunities for boating, paddleboarding, fishing, walking and cycling, making it a particularly appealing location for those who enjoy an active outdoor lifestyle.

The village itself benefits from a strong sense of community and an excellent range of everyday amenities, including a Co-op convenience store, pharmacy, independent businesses, cafés, pubs and local services. Residents also enjoy access to a highly regarded doctor's surgery, alongside a welcoming atmosphere that retains a genuine countryside feel despite the excellent transport links.

For families, Brundall offers both a primary school and preschool, while commuters are well served by Brundall railway station, providing direct services to Norwich and Great Yarmouth. The nearby A47, A11 and Northern Distributor Road offer convenient road connections across the county and beyond.

Nearby villages further enhance the lifestyle on offer, with Blofield home to the popular King's Head and Strumpshaw offering the well-regarded Huntsman pub, both favoured locally for their food and hospitality.



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Brundall, Norwich

Finch Way, Brundall

Occupying a pleasant position within one of Brundall's most sought-after residential developments, this well-maintained three-bedroom home offers an excellent balance of space, practicality and convenience. Thoughtfully cared for by the current owners, the property presents in attractive decorative order throughout and provides accommodation perfectly suited to a range of buyers, from growing families and professional couples to those seeking a quieter village lifestyle without sacrificing access to local amenities.

The welcoming entrance hall immediately sets the tone for the rest of the property, creating a pleasant first impression and providing access to the principal ground floor accommodation. A useful cloakroom adds practicality for both residents and visiting guests, whilst a handy storage cupboard ensures everyday essentials can be neatly tucked away.

Positioned to the front of the home, the kitchen has been thoughtfully designed to maximise both storage and functionality. Offering an excellent range of fitted units and preparation space, it provides everything required for modern living whilst maintaining a sociable connection to the rest of the house.

To the rear, the spacious sitting and dining room forms the heart of the home. Bathed in natural light and enjoying direct access onto the garden via double doors, this versatile reception space comfortably accommodates both relaxing and entertaining.



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There is ample room for family dining, hosting friends or simply unwinding at the end of the day, whilst the garden outlook creates an appealing sense of connection between indoor and outdoor living. Ascending to the first floor, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is a generous double room complete with fitted wardrobes, providing excellent storage and a clutter-free environment. The remaining bedrooms offer flexibility for family members, visiting guests, home working or hobby space, depending on individual requirements.

Complementing the bedroom accommodation is a particularly impressive four-piece family bathroom suite, creating a luxurious and practical space for everyday use. The vendors have highlighted the quality of this room as one of their favourite aspects of the home, and it is easy to see why.

Outside, the south-facing rear garden provides a private and enclosed environment designed to be enjoyed throughout the seasons. Benefiting from a desirable sunny aspect, it offers an ideal setting for outdoor dining, gardening or simply relaxing in the warmer months. The enclosed nature of the garden also makes it particularly well suited to families, pets and entertaining alike.

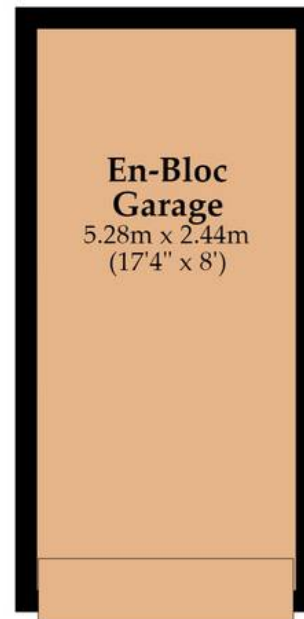
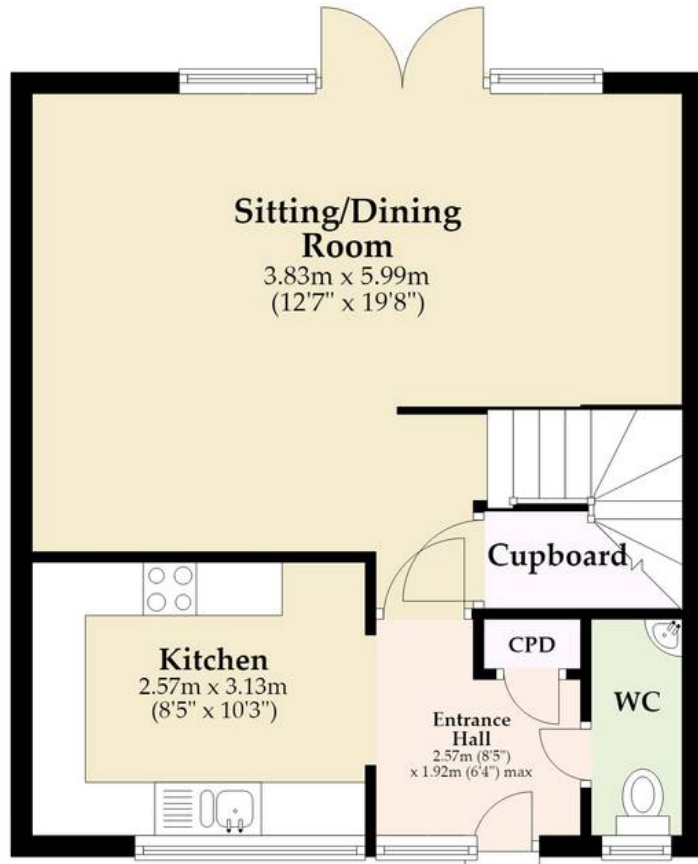
Further enhancing the appeal is the nearby garage, providing additional storage or secure parking options, whilst the surrounding neighbourhood is noted by the current owners for its friendly atmosphere and peaceful environment.



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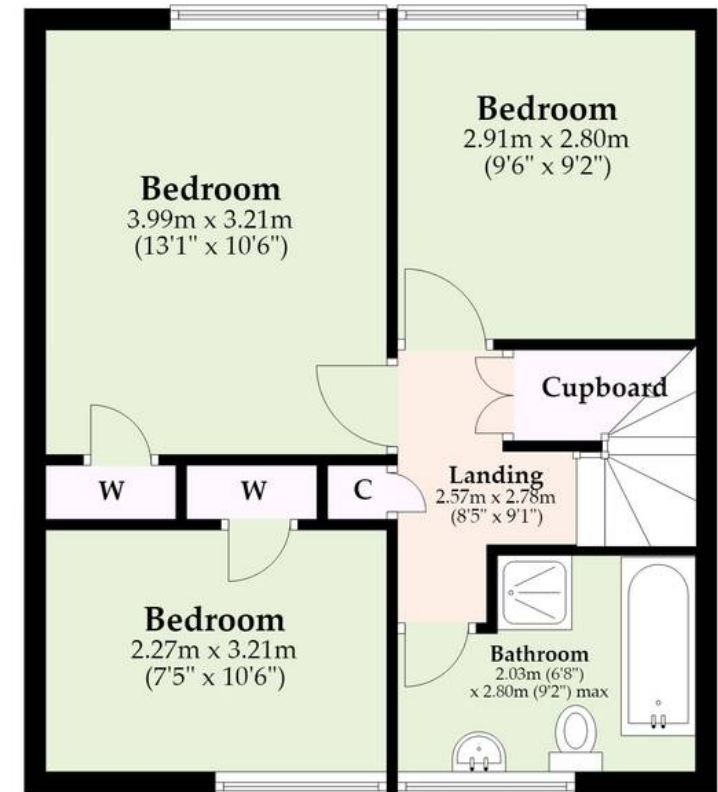
Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 98.2 sq. metres (1056.9 sq. feet)

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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.

Plan produced using PlanUp.

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