



67 St. Laurence Avenue, Brundall

Minors & Brady



67 St. Laurence Avenue

Brundall, Norwich

This beautifully presented detached bungalow offers a particularly versatile home in a peaceful cul-de-sac setting within the popular Broadland village of Brundall. Having been thoughtfully extended, the property provides an impressive amount of flexible accommodation with the potential for up to six bedrooms, making it an excellent choice for a growing family, those requiring space to work from home or anyone looking for adaptable single-level living.

The generous layout offers plenty of scope to arrange the accommodation around your individual needs, while the attractive garden and ample parking further enhance the appeal of this well-positioned home.



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- Extended detached bungalow occupying a peaceful cul de sac position within the popular Broadland village of Brundall, offering an unusually versatile layout
- Immaculately presented throughout, providing a ready to move into home with spacious and well maintained accommodation arranged for modern living
- Exceptional flexibility with up to six bedrooms, offering excellent potential for larger families, guest accommodation or dedicated home offices
- Generous sitting room providing a comfortable main reception space, complemented by a separate dining area ideal for family meals and entertaining
- Well equipped kitchen and dining space offering a practical layout for everyday living, with the extension creating excellent additional accommodation
- Low maintenance south west facing rear garden offering a pleasant private outdoor space, ideal for relaxing, entertaining and enjoying the afternoon and evening sunshine
- Ample off road parking providing excellent convenience for multiple vehicles and adding to the practicality of this detached bungalow
- Desirable Brundall location within easy reach of local amenities and transport links, while also offering convenient commuting access towards Norwich and the surrounding area





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Location

Situated within the established village of Brundall, St Laurence Avenue is conveniently positioned for access to a good range of local amenities and services. The village centre provides shops, cafés, a post office, pubs, and everyday conveniences, while Brundall Primary School is also within the village. Both Brundall and Brundall Gardens railway stations are nearby, providing regular rail services towards Norwich and Great Yarmouth, while the surrounding road network offers straightforward access to Norwich and the wider Broadland area.

Brundall is particularly well known for its setting within the Norfolk Broads, with the River Yare, riverside walks, marinas, and surrounding countryside providing plenty of opportunities for walking, cycling, boating, and enjoying the outdoors. The village combines a well established community with easy access to Norwich, making it an attractive location for those wanting village living while remaining within convenient reach of the city.

St. Laurence Avenue

The property is approached via a welcoming entrance hall, with the accommodation flowing naturally through to the principal living areas.



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The spacious sitting room provides a comfortable central reception space, while the adjoining dining area offers a sociable setting for family meals and entertaining. The kitchen and dining arrangement creates a practical heart to the home, with the extended layout providing plenty of flexibility for everyday living.

The bedroom accommodation is a particular feature of the property, with up to six rooms available depending on how the space is used. This gives prospective buyers considerable scope to create a layout that works around their individual needs, whether that means retaining all six bedrooms, creating dedicated home offices, or providing additional guest and hobby space.

The property is completed by practical bathroom facilities and has been immaculately maintained throughout.

Outside, the low maintenance south west facing rear garden provides a pleasant private space to enjoy, with ample room for seating and outdoor entertaining. To the front, there is generous off road parking, adding further practicality to this already versatile home.

Agents Notes

Freehold, connected to all main services.

Council tax band - D



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