



Modern detached house in village location

6A Cucumber Lane, Brundall, Norwich, Norfolk NR13 5QY

Freehold



The property

This modern family home is situated in a central village location tucked off the main road.

6a Cucumber Lane was individually built in 2017 and was done to a high specification. The property comprises a spacious entrance hall leading to all principal rooms on the ground floor including a spacious family room providing a seating area with wood burner, dining area and modern fitted kitchen with bi-fold doors leading out to the garden. There is also another reception room, which could also be used as a study or as a sitting room, and a ground floor bedroom, shower room, airing cupboard and utility room. To the first floor there are two further bedrooms and a family bathroom.

Outside

The property has a double car port, store room and there is also plenty of parking on the drive. The private garden is mainly to the rear of the property and is not overlooked. It is predominantly lawned with a paved seating area perfect for outside dining.

Local Information

The attractive and well served Broadland village of Brundall is situated approximately 8½ miles from Norwich and has an excellent and frequent bus service to Norwich, with the bus stop 30 metres from the driveway entrance. Brundall also has a rail service offering services to Norwich and the coast at Great Yarmouth.

Within the village there is an abundance of amenities including a Co-op supermarket only 100 yards away, post office, primary school, two hairdressers, doctors surgery and public houses as well as a boat yard providing access to the Broads Network via the River Yare. The village also has its own primary school and the city suburb of Thorpe has secondary schools with private education in Norwich.

Norwich, the cathedral city and regional centre of East Anglia, has extensive shopping facilities and a thriving sporting, social, and culture centre with a mainline rail service to London Liverpool Street with the fastest journey time being 1 hour 30 minutes.





Directions

Leave Norwich via the A47 towards Great Yarmouth, when you reach the roundabout with Shell garage and McDonalds Broadway take the third exit on to Cucumber Lane. Continue on Cucumber Lane and just before the road meets The Street, the drive for 6a can be found on your left hand side. The postcode for the property is NR13 5QY.

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Agent's Note

We wish to inform prospective buyers of this property that the seller is an employee of Savills.

The drive is owned by 6a, however number 6 Cucumber Lane has right of way over the initial part of the drive.

Services

Mains water, electricity, drainage and air source heat pump.

Local Authority

Broadland District Council:
Band E.



Cucumber Lane, Brundall, Norwich

Main House gross internal area = 1,446 sq ft / 134 sq m

Carport gross internal area = 340 sq ft / 32 sq m

Store gross internal area = 77 sq ft / 7 sq m

Total gross internal area = 1,863 sq ft / 173 sq m



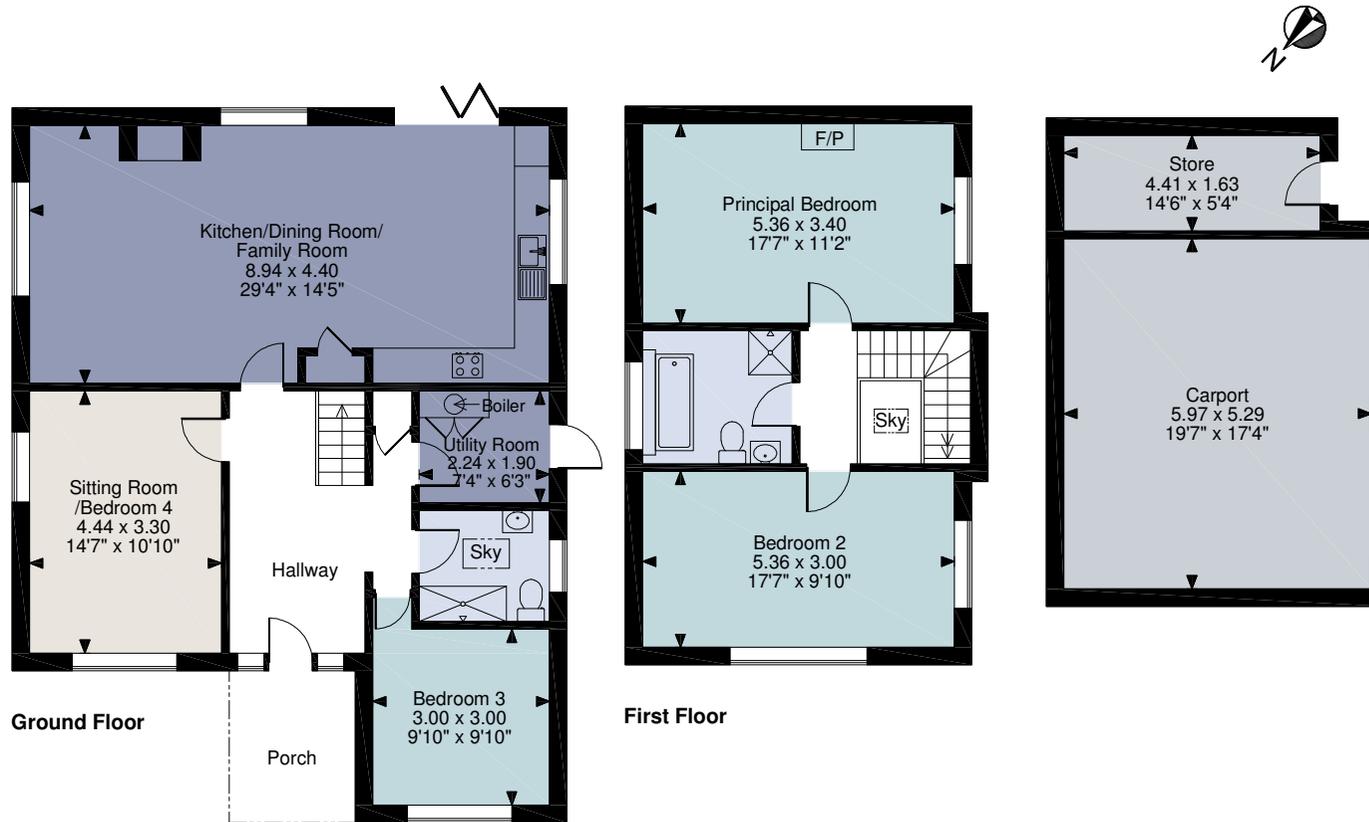
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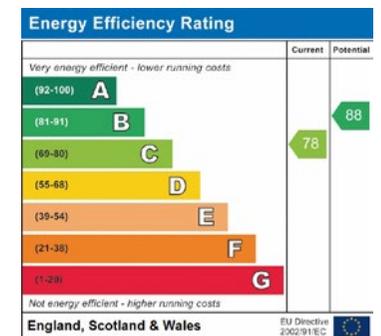
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