

£230,000  
Guide Price



## Medeswell Close Norwich, NR13 5QG

- Semi detached bungalow
- A popular cul-de-sac in Brundall
- Close to local amenities, shops & schools
- Chain free
- Off road parking for multiple vehicles, plus en bloc garage
- 2 bedrooms
- Spacious living areas
- Perfect for putting your own stamp on
- Low maintenance rear garden
- Gas central heating with combi boiler





### Location

Brundall is a riverside village on the north bank of the River Yare, offering residents easy access to the Norfolk Broads, local marinas and scenic walking routes. The village has two railway stations with direct links to Norwich, making it convenient for commuting while still enjoying a quieter setting. Brundall provides a good range of everyday amenities, including a primary school, shops and community facilities, all set within a friendly, well-established residential area. With its mix of practical transport connections, natural surroundings and village amenities, Brundall appeals to homeowners looking for a balance of countryside living and convenience.



### Kitchen

3.76 max x 3.47 max

Secure entry into the kitchen via a UPVC door, vinyl flooring, x2 dual aspect UPVC double glazed windows, built-in storage cupboard with double doors (housing the metres & consumer unit), fitted units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in one and a half oven, recess for washing machine & fridge, gas combi boiler, radiator and a door opens to the lounge/ diner.



### Lounge/ Diner

4.82 max x 3.80 max

UPVC double glazed window to the front aspect, carpet flooring, radiator and a door opens into the internal lobby.

### Internal Lobby

Doors open to bedrooms 1 & 2, the bathroom and airing cupboard .

### Bedroom 1

4.85 max x 2.86 max

UPVC double glazed window to the front aspect, carpet flooring, radiator and fitted storage units.



### Bedroom 2

3.77 max x 2.58 max

UPVC double glazed sliding door opens into the conservatory, carpet flooring, radiator and loft access hatch.



### Bathroom

2.03 x 1.69

Vinyl flooring, panelled bath with an electric shower set above, a pedestal wash basin with hot & cold taps, low-level WC, extractor fan and a radiator.

### Conservatory

4.77 x 2.56

Brick/block built, dual aspect UPVC double glazed windows, carpet flooring, polycarbonate roof, radiator and a UPVC door opens into rear garden.

### Outside

The property features a parking space for one car and a low-maintenance front garden, which could potentially be converted into additional parking, subject to the necessary permissions.

To the rear, there is a low-maintenance garden with mature shrubs and hedges, enclosed by a combination of a brick wall and concrete post timber fencing. The garden also benefits from a patio area and a useful garden shed.

### Garage

The property benefits from an en bloc garage, with additional parking & space in front.

### Agent Note

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

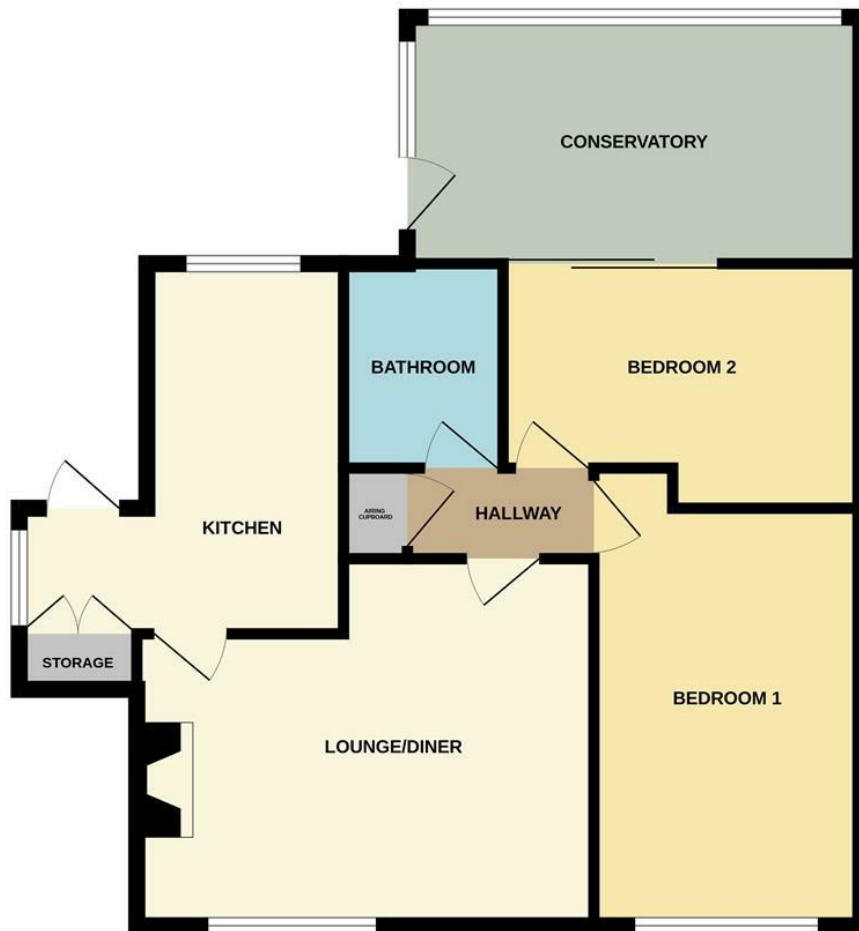






Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: TBC  
 Local Authority: Broadland District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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