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& HURRELL**

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# 60 Maurecourt Drive, Brundall, Norfolk, NR13 5SE

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This modern semi-detached family home is ideally located close to the centre of the popular Broadland village of Brundall, offering convenient access to a wide range of local amenities including a food store, primary school, post office, dentist, doctor's surgery, library and public houses.

Positioned near a communal green space, the property is approached via an easy-to-maintain front lawn. To the side, a brick-weave driveway provides off-road parking and access to a garage. The rear garden features a paved terrace extending into a neatly maintained lawn and shingle area, creating a practical and low-maintenance outdoor space for relaxing and entertaining.

The accommodation is well presented throughout and begins with an entrance hallway, from which internal doors lead to a cloakroom, a family lounge with a bay window, and a kitchen-dining room with double doors opening onto the rear garden. To the first floor are three bedrooms, including a principal bedroom with built-in storage and an en-suite shower room, along with a family bathroom, completing the accommodation.

The location is further enhanced by its excellent transport links and leisure opportunities. Brundall Countryside Park and the River Yare are both close by, offering scenic walks and boating adventures. The nearby A47 provides direct access to Norwich city centre, the Norfolk coastline, and the A11 for onward travel to the south of the country.



Semi Detached



House



Modern



2 Bathrooms  
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band C

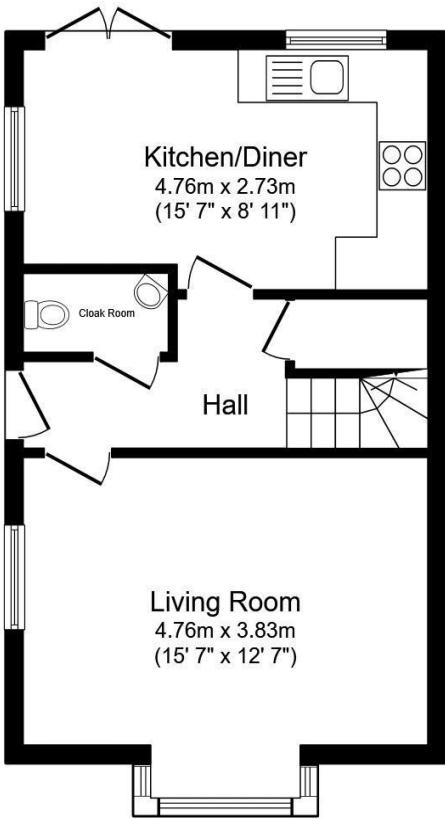


Off-Road  
Parking

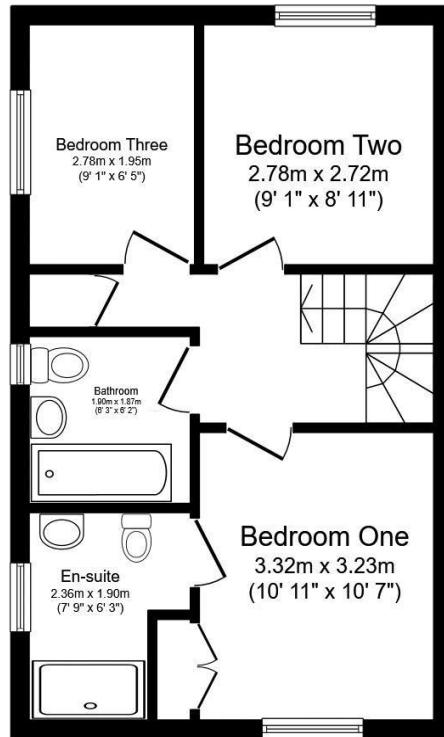


Garage

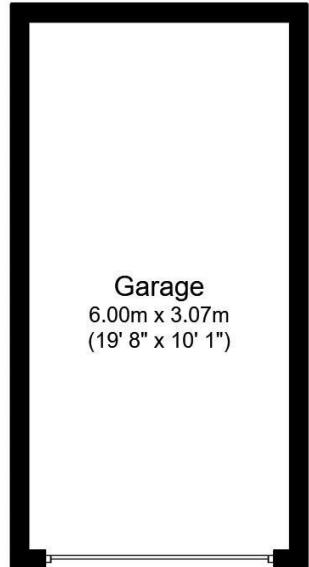




**Ground Floor**



**First Floor**



**Garage**

Total floor area 94.7 m<sup>2</sup> (1,019 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Stobart & Hurrell**

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