



David Capp Road | , Brundall, Norwich, Norfolk, NR13 5RH

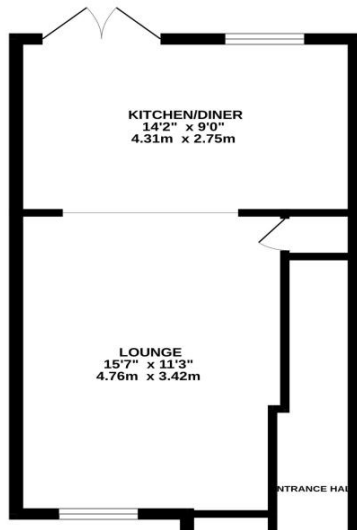
**£1,150 pcm**

TWO-bedroom TOWNHOUSE built by Norfolk Homes to a high-quality specification in the popular village of BRUNDALL . Accommodation comprising entrance hall, downstairs cloakroom, lounge, stunning high quality, beautifully designed kitchen/dining room with space for appliances and fitted oven and hob. On the first floor there are TWO bedrooms with the main bedroom having an en-suite shower room and a contemporary fitted bathroom. The property benefits from features to include glass balustrade staircase, triple glazing throughout, underfloor heating to the ground floor with radiators on the first floor , built-in wardrobes and brand-new flooring throughout . Outside there is a driveway providing off-road parking, and an enclosed mainly lawned rear garden. EPC rating B , Council tax Band



Available From: 08 September 2026

GROUND FLOOR



**Bedroom One (First Floor)**  
 3.86m ( 12'8") x 2.74m ( 9'0")  
 UPVC window, radiator, built in wardrobe and door to

**Bedroom Two (First Floor)**  
 2.80m ( 9'3") x 2.44m ( 8'1")  
 UPVC window, built in wardrobe and radiator .

**En Suite (First Floor)**  
 Three-piece suite, Low Level WC, wash basin with vanity unit, double shower and chrome heated towel rail.

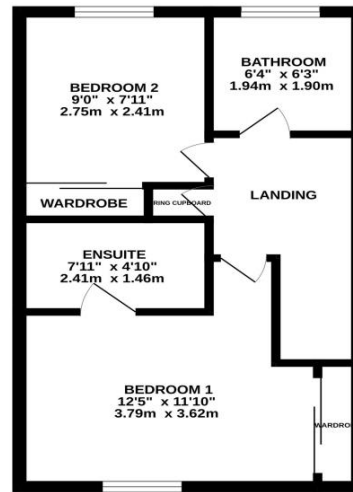
**First Floor Landing (First Floor)**  
 Doors to bedrooms one, two, bathroom and airing cupboard.

**Agents Note**  
 Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

**Agents Note**  
 There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

**Agents Note**  
 The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

1ST FLOOR



**Entrance Hall (Ground Floor)**  
 Doors to lounge and WC

**Kitchen/Diner (Ground Floor)**  
 4.44m ( 14'7") x 2.71m ( 8'11")  
 UPVC patio doors to rear, UPVC window to rear, wall and base units, single sink and space for washing machine, slim line dishwasher and fridge freezer.

**Lounge (Ground Floor)**  
 4.80m ( 15'9") x 3.50m ( 11'6")  
 UPVC window to front, door to under stairs storage and open plan to

**WC (Ground Floor)**  
 Low Level WC, hand wash basin and UPVC window.

## Energy ratings

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	97	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

**England & Wales** EU Directive 2002/91/EC

**Directions:** Follow the A47 towards Gt Yarmouth, at the roundabout take third exit to Cucumber lane, first left into Berryfields, first left into Reed Cutters avenue following the road to David Capp Road, property on left.