

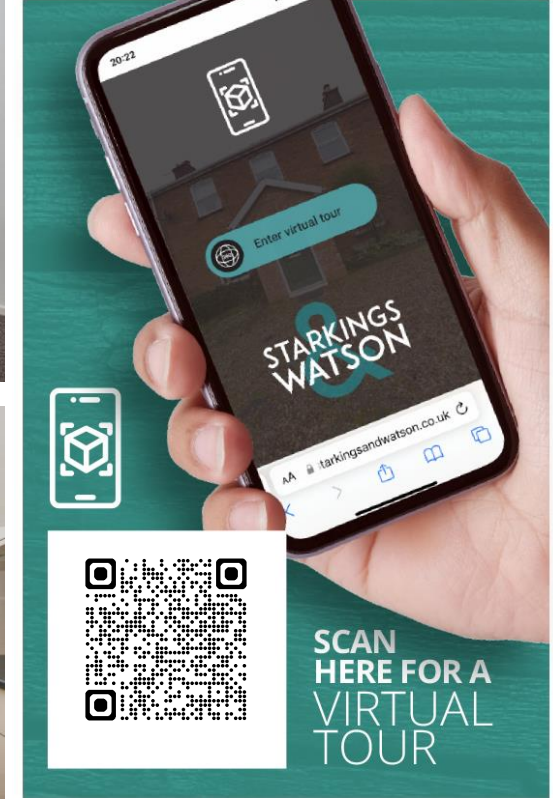
BURGESS WAY

Brooke, Norwich NR15 1JY

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

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**STARKINGS
WATSON**

- Semi-Detached Home
- Spacious Hall Entrance
- 21' Sitting Room
- Modern Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom with Shower
- Large Garden & Garage

TUCKED AWAY in a cul-de-sac setting, this WELL MAINTAINED and MODERN semi-detached home offers a FANTASTIC SIZED GARDEN, off road parking and a GARAGE. Finished with NEW FLOOR COVERINGS, OIL FIRED CENTRAL HEATING and uPVC double glazing, the property is EASY TO MANAGE, with WELL PROPORTIONED ROOMS. The entrance hall is FAMILY FRIENDLY and offers storage under the stairs, with doors to the 21' SITTING ROOM and 11' KITCHEN - with space for appliances. A further door leads to the CONSERVATORY, which offers FRENCH DOORS to the garden. The first floor landing leads to THREE BEDROOMS and the family bathroom, with a SHOWER over the bath. Heading outside, the GARDEN is laid to LAWN with patio space and a variety of planting, whilst a useful rear access leads to the GARAGE.

LOCATION

The property is located in Brooke which is a highly sought after village situated approximately eight miles South of Norwich. Within walking distance excellent local facilities including a regular bus service, primary school, farm shop, post office, garage, popular walks and village hall can be found. The nearby village of Poringland is a short car or cycle journey away, offering a further extended range of amenities.

DIRECTIONS

You may wish to use your Sat-Nav (NR15 1JY), but to help.... Leave Poringland and continue south signposted Brooke on the B1132 Bungay Road. Upon entering Brooke pass the local Garage and Public House. Turn left onto The Street and left onto St Peters Way, where Burgess Way can be found on the left hand side. Follow the road, where the property can be found tucked away in a cul-de-sac on the left hand side, indicated by our To Let board.

The property is approached via a low maintenance shingled frontage with off road parking provided, whilst providing access to the main property and adjoining garage.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, uPVC double glazed window to front, stairs to first floor landing with storage space below, telephone point, smooth coved ceiling, doors to:

SITTING/DINING ROOM

21' 2" x 9' 8" (6.45m x 2.95m) Feature fire place, fitted carpet, radiator x2, uPVC dual aspect double glazed windows to front and rear, television point, door to:

KITCHEN

11' 6" x 9' 5" (3.51m x 2.87m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, space for electric cooker with extractor fan above, wood effect flooring, space for fridge freezer, dishwasher and washing machine, built-in storage cupboard, door to entrance hall, uPVC double glazed window and door to:

CONSERVATORY

11' 2" x 10' 11" (3.4m x 3.33m) Of brick and uPVC construction with uPVC double glazed windows to side and



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rear, uPVC double glazed French doors to side, tiled flooring, television point, vaulted ceiling with ceiling fan.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, loft access hatch, doors to:

BEDROOM

9' 5" x 8' 6" (2.87m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

11' 7" x 9' 8" (3.53m x 2.95m) Fitted carpet, radiator uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

9' 9" x 9' 2" (2.97m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, tiled effect vinyl flooring, heated towel rail, built-in airing cupboard housing hot water tank and storage shelving, uPVC obscure double glazed window to front.

OUTSIDE REAR

Leaving the property via the conservatory French doors, an enclosed lawned garden can be found with timber fenced boundaries and a range of mature planting and shrubbery, The garden offers generous proportions with patio space, a greenhouse, access to the oil tank and an outside water supply.

GARAGE

16' 11" x 8' 8" (5.16m x 2.64m) Up and over door to front, door to rear, floor standing oil fired central heating boiler, storage above, electric fuse box, power and lighting.

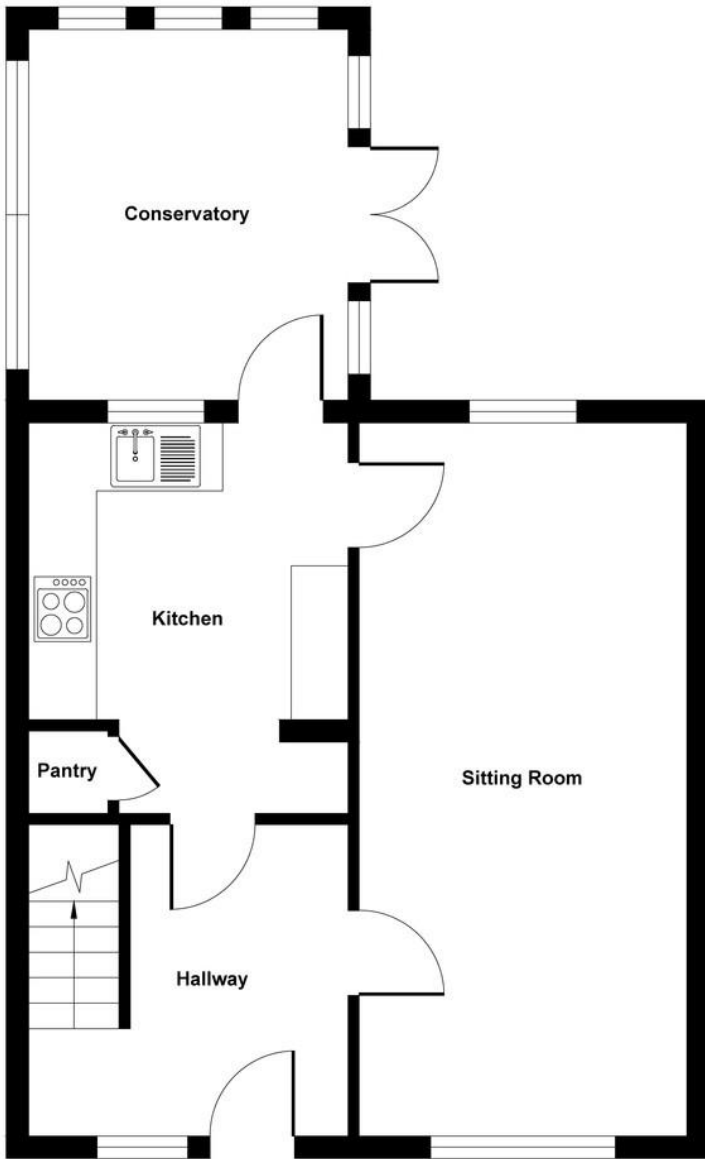
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Price:

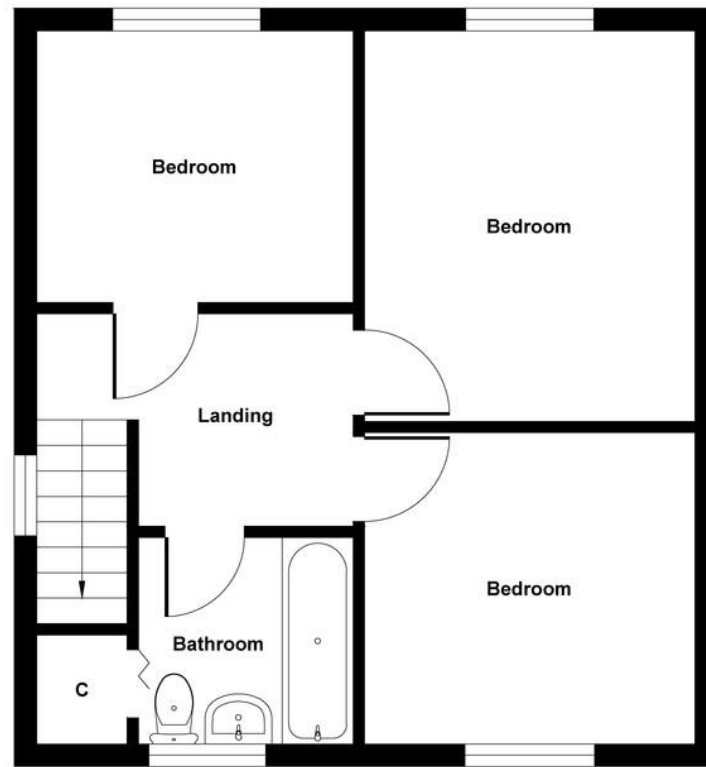


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Ground Floor
 Approximate Floor Area
 407 sq. ft
 (37.81 sq. m)



First Floor
 Approximate Floor Area
 407 sq. ft
 (37.81 sq. m)



Approx. Gross Internal Floor Area 814 sq. ft / 75.62 sq. m