

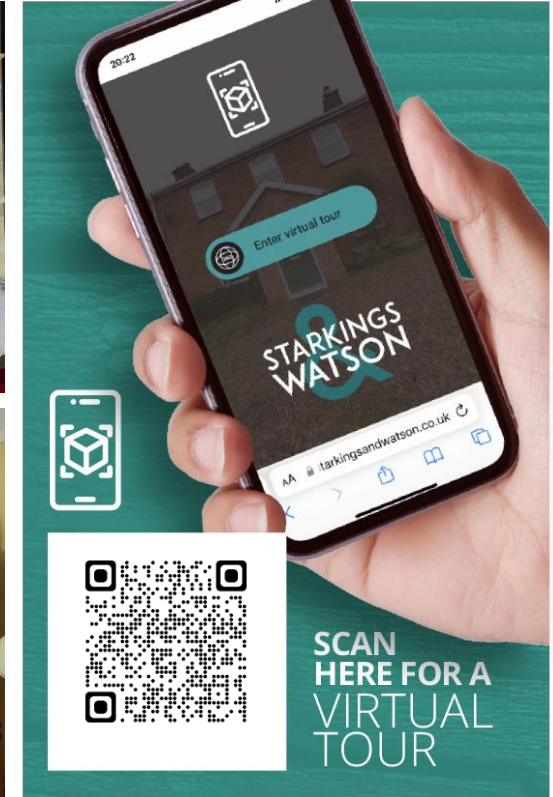
OLD HALL GARDENS

Brooke, Norwich NR15 1JZ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

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- Detached Bungalow
- Tucked Away Position in Brooke
- Field and Woodland Views
- Sitting Room with Dual Aspect
- Dining Room & Vintage Kitchen
- Three Double Bedrooms
- Sun Room Overlooking Gardens
- Garage & Parking

IN SUMMARY

Situated within the SOUGHT AFTER CUL-DE-SAC location of OLD HALL GARDENS IN BROOKE, you will find this THREE BEDROOM DETACHED BUNGALOW with FIELD VIEWS. Having been WELL MAINTAINED through the years and offering a FANTASTIC FOOTPRINT with scope to MODERNISE in some places. Also offering potential buyers a FANTASTIC OPPORTUNITY to RE-DEVELOP and EXTEND (stp) given the size of the CORNER PLOT. Internally you will find a welcoming hallway with a SITTING ROOM with dual aspect, DINING ROOM and a RETRO KITCHEN which could be opened up to the dining room if required or just replaced with more MODERN FIXTURES and FITTINGS. There is a REAR LOBBY which connects the SUN ROOM to the rest of the house and with doors into the GARAGE and to the frontage. One of the major selling points here is the open aspect to the rear with WOODLAND VIEWS beyond the rear garden. The property benefits from gardens to FRONT and REAR, as well as DRIVEWAY PARKING.

SETTING THE SCENE

Passing the Brooke Church on your right, Old Hall Gardens can be found on your right-hand side. The property is located at the bottom of the cul-de-sac occupying a corner plot with access doors to two sides. By heading down the driveway you find a shingle parking area with access to the garage and rear lobby of the property. Alternatively, for pedestrian access, heading round the property on a hard standing pathway you approach the door leading into the entrance hall.

THE GRAND TOUR

Once you are through the uPVC double glazed door, the wider than average entrance hall offers built-in storage straight ahead with luxurious carpets running into all bedrooms and through to the entertaining spaces. This cosy home is heated with radiators that run from the oil-fired boiler which was installed in March 2022 and feeds from the replaced 1100 litre oil tank. The sitting room fire place is electric flame effect and can be included in the sale as it fits perfectly into the decorative surround and hearth. This wonderful dual aspect room enjoys field views to one side and woodland views to the other which creates a wonderful space to relax. An archway opens to the dining room which in turn leads to the kitchen with a range of retro wall and base level cabinets. The rear lobby connects the sun room to the main accommodation, an external door to the parking area and an internal door to the garage which has an electric roller door. Three bedrooms are accessed off the inner hall and the family bathroom which has a three-piece suite.



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THE GREAT OUTDOORS

With gardens to front, side and rear and greenery as far as the eye can see this truly is a place to relax and take in the countryside surrounds. With plantings, flower beds and a high-level hedging at the boundaries you can sit outside surrounded by colour when plants come into bloom without anyone in sight.

OUT & ABOUT

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.

FIND US

Postcode : NR15 1JZ

What3Words : ///amended.about.lyrics

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
1140.88 ft²
105.99 m²

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