

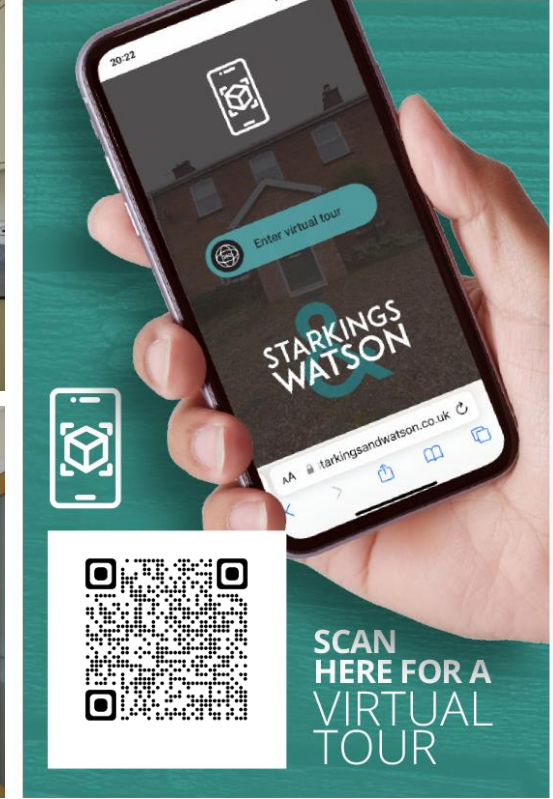
BURGESS WAY

**Brooke, Norwich NR15 1JY**

Freehold | Energy Efficiency Rating : D

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

**FOR SALE**  
PROPERTY



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**STARKINGS  
WATSON**

- No Chain!
- Detached Family Home
- Tucked Away Setting
- Sitting/Dining Room
- Modern Fitted Kitchen
- Three Bedrooms
- Garage & Driveway
- Overlooking Playing Fields

NO CHAIN. TUCKED AWAY in the corner of a private CUL-DE-SAC, backing onto PLAYING FIELDS, this MODERN detached home offers PARKING to front with a SINGLE GARAGE, and larger than average GARDENS which WRAP AROUND the side and rear of the property, offering PRIVACY and SECLUSION. Stepping inside, the UNUSUALLY LARGE HALL offers a great MEET and GREET space, with ATTRACTIVE TILING to the walls and STORAGE under the stairs. Doors lead to the 21' SITTING/DINING ROOM with DUAL ASPECT views, and a door to the RE-FITTED MODERN KITCHEN with AMPLE STORAGE and space for appliances. Heading upstairs, the landing leads to THREE BEDROOMS, and the FAMILY BATHROOM with a SHOWER over the bath. The property is NEUTRALLY DECORATED and CARPETED, with oil fired CENTRAL HEATING and NEW uPVC DOUBLE GLAZING due to be installed with a GREY EXTERIOR.

#### 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, turning left where the property can be found tucked away in a cul-de-sac to the left.

A low maintenance frontage leads to the main property and shingle driveway.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, uPVC obscure double glazed window to side, stairs to first floor landing, built-in storage cupboard, cloaks storage space, smooth covered ceiling, doors to:

#### SITTING/DINING ROOM

21' 2" x 9' 5" (6.45m x 2.87m) Wood effect flooring, radiator, uPVC double glazed window to side, uPVC double glazed French doors to rear, television and telephone points, smooth covered ceiling, door to:

#### KITCHEN

11' 9" x 9' 9" Max (3.58m x 2.97m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob and extractor fan over, built-in eye level electric double oven, integrated dishwasher, space for fridge freezer, space for washing machine, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, electric fuse box, smooth ceiling with recessed spotlights, door to entrance hall.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



**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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#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC obscure double glazed window to side, built-in airing cupboard, smooth coved ceiling with loft access hatch and pull down ladder, doors to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, panelled bath with mixer tap and thermostatically controlled rainfall shower, tiled splash backs, extractor fan, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlights.

#### DOUBLE BEDROOM

9' 5" x 9' 1" (2.87m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

#### DOUBLE BEDROOM

11' 8" x 9' 5" Max (3.56m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, smooth ceiling.

#### BEDROOM

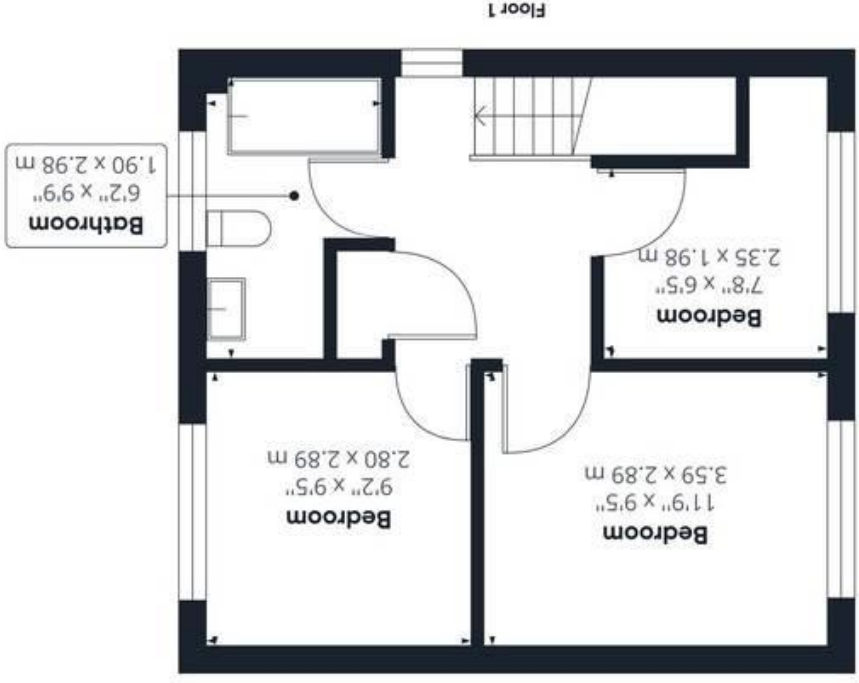
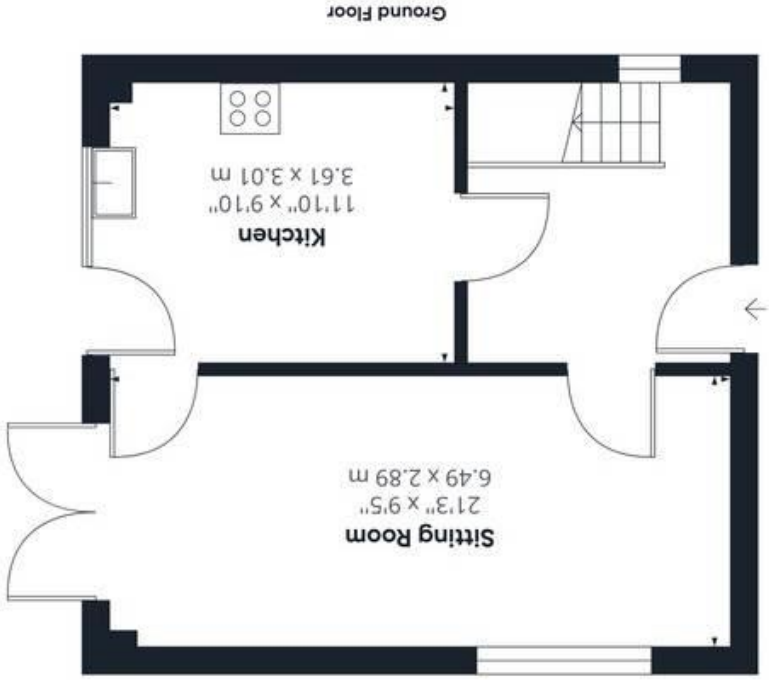
9' 9" x 7' 7" Max (2.97m x 2.31m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

#### OUTSIDE

Tucked away at the end of a cul-de-sac, this spacious lawned garden overlooks the village playing field, with a variety of mature hedging and shrubbery. A sunken block paved patio is ideally situated to maximise the sun, whilst the garden extends to the side of the property, with access to the driveway and garage. Access is provided to the external oil boiler and tank, whilst an outside water and power supply is installed.

#### GARAGE

16' 11" x 8' 7" (5.16m x 2.62m) Electric roller door to front, door to side, storage above, power and lighting.



Approximate total area<sup>(1)</sup>  
790.41 ft<sup>2</sup>  
73.43 m<sup>2</sup>

(1) Excluding balconies and terraces

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.