

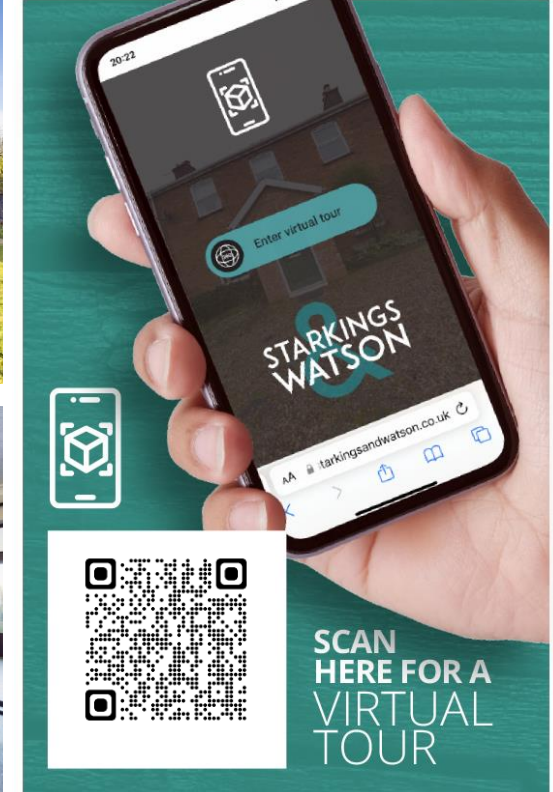
BURGESS WAY

# Brooke, Norwich NR15 1JY

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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- Tucked Away Cul-De-Sac Setting
- Detached Family Home
- Sizeable Private Gardens
- Sitting Room with Wood Burner
- Kitchen/Dining Space
- Separate Study
- Open Plan Living
- Three Bedrooms

### IN SUMMARY

Guide Price £325,000-£350,000. Occupying a PRIME RESIDENTIAL SETTING with a surprising 1270+ Sq. ft (stms) of accommodation, this SIZEABLE FAMILY HOME offers a FANTASTIC SIZED GARDEN and a FLEXIBLE LAYOUT. With an OPEN PLAN FEEL the property has been finished with new INTERNAL DOORS an upgraded KITCHEN and WOOD BURNER. The entrance hall is finished with a wood effect flooring for EASE of MAINTENANCE, with doors the cloakroom, DUAL ASPECT SITTING ROOM, French doors into the CONSERVATORY which is split into two sections including a STUDY area. The KITCHEN is open plan to the conservatory allowing ample DINING SPACE and a contrasting range of KITCHEN units with SOLID WOOD WORK SURFACES. Heading upstairs there are THREE BEDROOMS leading off the landing, with the main bedroom being DUAL ASPECT. The family bathroom completes the property.

### SETTING THE SCENE

Tucked away in a cul-de-sac setting a lawned frontage can be found with a low level box hedge enclosing the

space. A feature tree and planted borders can be found with a hard standing driveway offering side by side parking for two cars, and access to the garage.

### THE GRAND TOUR

Once inside the wood effect flooring flows underfoot, and the new internal doors can be appreciated, whilst natural light passes through the glazed door into the kitchen. A storage cupboard is built-in, whilst the stairs can be found to your left. The cloakroom has been modernised with a re-fitted two piece suite and storage under the sink. The sitting room is the next room, with a feature cast iron wood burner, views over the front garden and further storage under the stairs. Double doors lead into the conservatory with full windows running along the rear, and tiled flooring under foot. A carpeted section of the conservatory is dedicated as a study space. The conservatory is open plan to the kitchen, with space for a Range style cooker, built-in stainless steel sink unit, integrated fridge freezer, dishwasher and washing machine and solid wood work surfaces. Heading up, three bedrooms lead off the landing, all with rear views, and the main bedroom dual aspect. The family bathroom offers a corner bath and potential to introduce a shower cubicle. The property is finished with uPVC double glazing and oil fired central heating.

### THE GREAT OUTDOORS

The rear garden offers an extremely private lawned expanse with enclosed timber fenced boundaries and planted borders. A sizeable patio lead from the conservatory, perfect for soaking up the south sun



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during the day. A further patio is located in the far corner to maximise the sun, whilst a useful rear access gate can be found. The oil tank is located behind the garage, which offers an up and over door to front.

#### 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 1JY

What3Words : ///yacht.glosses.colder

#### 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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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<sup>(1)</sup>  
 1277.19 ft<sup>2</sup>  
 118.66 m<sup>2</sup>

