

NORWICH ROAD

Brooke, Norwich NR15 1AB

Freehold | Energy Efficiency Rating : N/A

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

FOR SALE PROPERTY



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STARKINGS WATSON

- Grade II Listed Character Home
- Over 1750 Sq.Ft (stms) of Accommodation
- Flexible & Spacious Layout
- Three Reception Rooms
- Open Plan Kitchen
- Three Bedrooms & Loft Room
- Garage & Driveway Opposite
- Courtyard Gardens

IN SUMMARY

With OVER 1750 Sq. ft (stms) of accommodation, this DETACHED GRADE II LISTED COTTAGE sits PROUDLY in the CENTRE of BROOKE, offering an ABUNDANCE of CHARM, courtyard gardens, OUTBUILDINGS and a GARAGE with DRIVEWAY opposite. This HUGELY VERSATILE HOME was once the VILLAGE POST OFFICE and SORTING OFFICE, and now is sold as a PRIVATE RESIDENTIAL HOME. The main ground floor offers THREE RECEPTION ROOMS - one being the former post office which offers COMMERCIAL and AIR B&B POTENTIAL. The KITCHEN, rear lobby and storage room offer further development options. Upstairs, THREE BEDROOMS can be found, two off one set of stairs, and the third off another - with interconnecting doors at present, along with a 10" BATHROOM. The TOP FLOOR offers a 14' LOFT ROOM with OUTSTANDING VIEWS out of the village. The COURTYARD GARDENS offer a PRIVATE SUN TRAP, with three OUTBUILDINGS including an outside W.C, storage room and former SORTING OFFICE which is now a GARDEN ROOM.

SETTING THE SCENE

From the outside, the property fronts the Norwich Road, sitting side on. Parking can be found on a brick weave driveway, with a door into the original post office. A further side door with a walled frontage and timber gate leads into the sitting room. The vendors tend to use the courtyard access which is gated to the rear. Further parking can be found on the opposite side of Norwich Road, with a tandem driveway and detached single garage.

THE GRAND TOUR

Starting from the rear lobby, a functional entrance with built-in storage can be found, with a door to the kitchen, and door to the useful storage room. The kitchen is fully fitted with high gloss wall and base level units, including an inset electric ceramic hob and built-in electric oven. With a further built-in storage cupboard, a floor standing oil fired central heating boiler can be found. A step and opening lead to the main carpeted dining room with two windows to front. A built-in storage cupboard can be found in the far corner, with two doors leading off. Firstly, the original shop and now a family room can be found, with a set of stairs leading up just prior. Ready for further flooring, or using the current tiles, this bright and spacious room offers a self-contained access - ideal as a home office, shop or Air B&B. The sitting room curved back exposed brick fire place creates a focal point, with an inset cast iron wood burner. With carpet underfoot, two windows and a door lead to the front, with further stairs to the first floor. Following these stairs you find a carpeted landing, with doors to



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a good sized double bedroom with twin windows, the oversized family bathroom which offers a further cupboard and huge potential to update and introduce a shower cubicle alongside. The main bedroom can be found in the centre of the home, with built-in wardrobes, and a door to a walk-way with further storage and a door to the third bedroom, finished with solid wood beams and a window looking down the road. Stairs lead down, and a further set up to a loft room which clearly offers potential (stp).

THE GREAT OUTDOORS

Courtyard styled, this bright and sunny aspect was more than enough for our current vendors, who once raised a young family in the property. Local parks and green space are just minutes away, whilst the courtyard offers high level fencing and gates, with an outside tap and oil tank. Laid to patio, doors lead to a storage shed and 16' garden room which could be an annexe, home office or living space - subject to survey. The garden room has been renovated in recent years and now offers an open plan space with power and lighting.

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, 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.

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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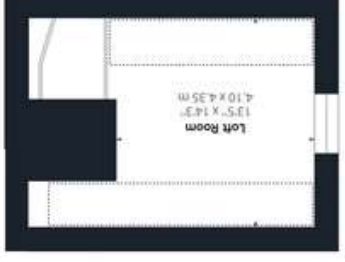
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VIRTUAL TOUR

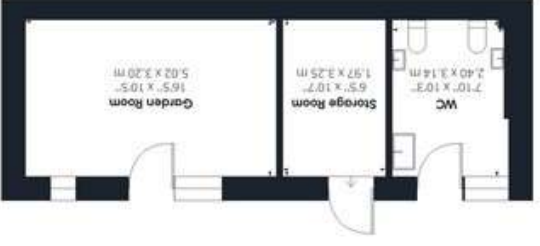
View our virtual tour for a full 360 degree of the interior of the property.



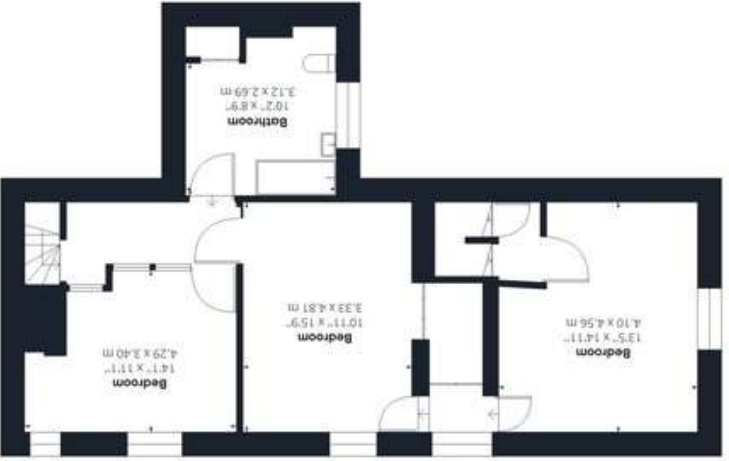
Floor 2 Building 1



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

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⁾
1756.71 ft²
163.20 m²