



Nethermere

20 The Street, Brooke, Norfolk, NR15 1JT

BROWN & CO



Nethermere, 20 The Street, Brooke, Norfolk, NR15 1JT

A superb, detached family residence enjoying fine views over countryside and Brooke Mere.

£695,000



DESCRIPTION

Nethermere comes to the market for the first time in nearly 40 years and represents a wonderful opportunity for so many different buyers looking to acquire a super family home in the charming and picturesque village of Brooke. The position of the house is spectacular and benefits from fine views over farmland to the rear and Brooke Mere to the front.

The house enjoys well-arranged accommodation on two excellent floors with a particular feature being the large landing area which takes advantage of the views from an elevated position. The house is approached to the front into a spacious reception hall giving access to the principal ground floor rooms which include the 'L' shaped sitting room, dining room and kitchen. Further ground floor rooms include a cloakroom and garden room.

The first floor landing area is a wonderful space, providing access to three double bedrooms (one en-suite), a single bedroom/study, the family bathroom, and a separate toilet.

The house could quite easily be adapted to incorporate the kitchen/dining room into one room, or any buyer may consider extending the house which is certainly possible subject to the necessary planning consent being forthcoming.

Nethermere is approached from The Street into a driveway with hard standing for many vehicles. The drive leads up and past the side of the property and onto the rear boundary where there is a single garage with power and light, and a covered area of similar size.

To the outside both the front and rear gardens have been beautifully tended with deep flower beds and borders. The current owner carefully arranged the gardens to enjoy all year round colour with the main areas being mainly laid to lawn.

This is a wonderful opportunity to live in an incredibly desirable location with the ability to adapt and rearrange the property to a buyer's taste and needs.

Services – Mains drainage, mains water, mains electricity, oil fired central heating.

Acreage – 0.26 acres (stms).

Local Authority – South Norfolk District Council.

LOCATION

The property is situated in the heart of the village within walking distance of all the local shopping and transport facilities available in this popular village which is some 8 miles south of Norwich. There are excellent local facilities in the village including primary school, farm shop, garage, village hall, cricket club and thriving church and there are wonderful walks in the vicinity as well. Access to Norwich is good and there are excellent facilities in Bungay and nearby Poringland as well.



DIRECTIONS

From Norwich, at the last set of traffic lights at the top of the A146 Trowse bypass turn right onto the B1332 Bungay Road. Follow this road through Poringland/Framingham Earl and on to the village of Brooke. Upon reaching the crossroads just past the Kings Head in Brooke, turn left onto The Street. Follow The Street to the right-hand side of the Mere and where the road bears round to the right towards Seething and Loddon keep left and follow the road alongside the Mere. The entrance to the property is on the right hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





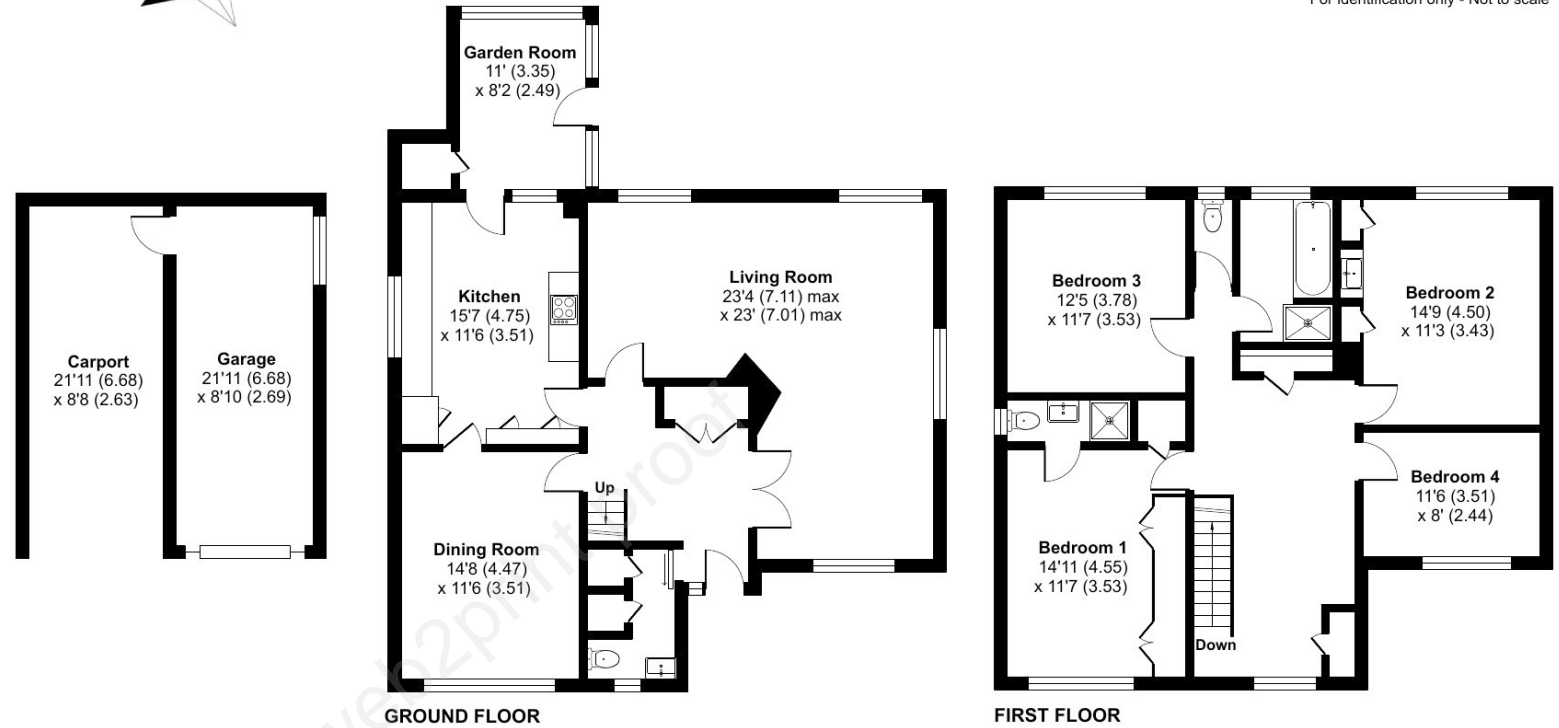
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Approximate Area = 2008 sq ft / 186.5 sq m

Garage = 194 sq ft / 18 sq m

Total = 2202 sq ft / 204.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Brown & Co. REF: 965638

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