

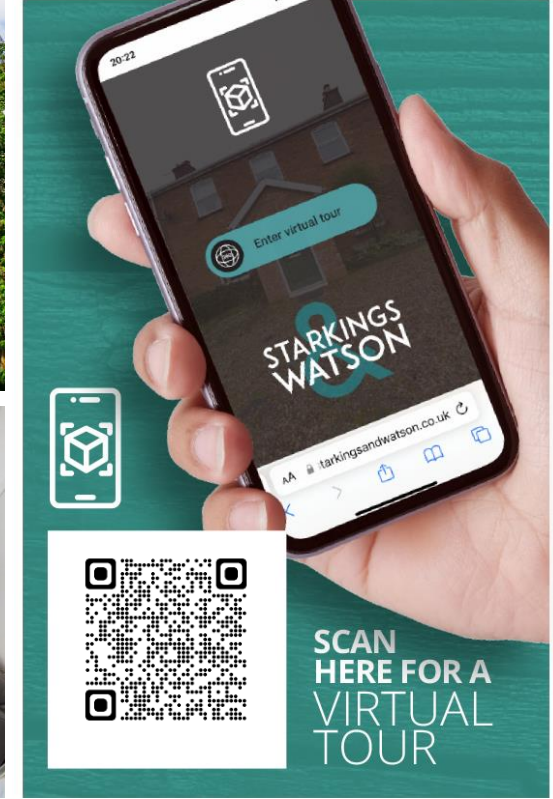
HIGH GREEN

Brooke, Norwich NR15 1JD

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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- Large Detached Chalet of 2450 Sq. ft (stms)
- Ideal for Multi-Generational Living
- Flexible & Highly Versatile Layout
- Field Views to Rear
- Three Reception Rooms
- Four Bedrooms
- Kitchen/Breakfast Room & Utility/Kitchenette
- Beautifully Mature 0.35 Acre Plot (stms)

IN SUMMARY

With over 2450 Sq. ft of accommodation including ANNEXE POTENTIAL, on a PLOT of 0.35 ACRES (stms), this SIZEABLE and FLEXIBLE HOME occupies a GREEN and LEAFY SETTING with FIELD VIEWS to rear. Ideal for MULTI-GENERATIONAL LIVING, the versatile living space can be re-purposed depending on a buyers needs, including the BAY FRONTED SITTING ROOM, dining/day room, and GARDEN/family room. With the main KITCHEN offering DINING or BREAKFAST SPACE, a secondary kitchen can be either a 15' UTILITY ROOM or form part of an ANNEXE. Two DOUBLE BEDROOMS and a family bathroom can also be found to the ground floor. Upstairs, TWO SUBSTANTIAL BEDROOMS can be found of 18' and 20', along with a further family bathroom and EN SUITE shower room to the front bedroom. The rear bedroom offers an ATTRACTIVE FEATURE WINDOW which enhances the view. Outside, LANDSCAPED GARDENS have been BEAUTIFULLY MAINTAINED, including a RANGE of OUTBUILDINGS, patio and GARAGE.

SETTING THE SCENE

Set back from the road, a timber picket fence and low level hedge encloses the front lawned garden and brick weave driveway. There is ample parking and turning space, leading to the main property and garage. A wide variety of mature planting can be found to both sides, with various tree lined aspects beyond.

THE GRAND TOUR

Heading inside, a large hall entrance greets you, with fitted carpet, stairs to first floor landing and ample space for furnishings. The main living space is located to the left, with the annexe potential to the back right. Starting to the left, a bay fronted formal sitting room can be found, with a feature brick built fire place and further double glazed window to side. Opposite, two ground floor double bedrooms can be found, one being bay fronted and the other offering a full range of built-in bedroom furniture. Next door, a four piece family bathroom can be found, including a separate shower cubicle, and tiled splash backs. A multi-purpose dining/day room can be found off the hall, forming part of the original property, with a window to side and space for seating and dining. The kitchen is open plan, and extended to form an L-shape, with an extensive range of storage units with work surfaces over, integrated electric ceramic hob and oven, and views through the window over the rear garden. A further side porch offers a useful boot room or utility space. From the main entrance hall, another kitchen or utility room can be found, offering a full range of storage and space for appliances,



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leading into the garden/family room - an ideal annexe setup. With tiled effect flooring and fitted carpet underfoot, the garden room offers a great entertaining space and further dining space, with French doors to the rear garden and a high level ceiling allowing great natural light. Heading upstairs, doors lead to two bedrooms and a family bathroom. Starting at the front, the large double bedroom offers two windows to front and a full range of built-in eaves storage. With great natural light and a velux window to side, a door leads to the en suite shower room with tiled splash backs. The family bathroom offers a further three piece suite. The last of the bedrooms is a further fantastic double in size, with a triangular shaped window offering truly stunning views over the gardens and fields beyond.

THE GREAT OUTDOORS

Occupying a 0.35 acre plot (stms), the rear gardens are mainly laid to lawn and enclosed with low level fencing to enhance the view. Planting, shrubbery and hedging can be found throughout the gardens, with various patio seating and a full range of timber built outbuildings.

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.

FIND US

Postcode : NR15 1JD

What3Words : ///eruptions.classic.jacuzzi

VIRTUAL TOUR

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

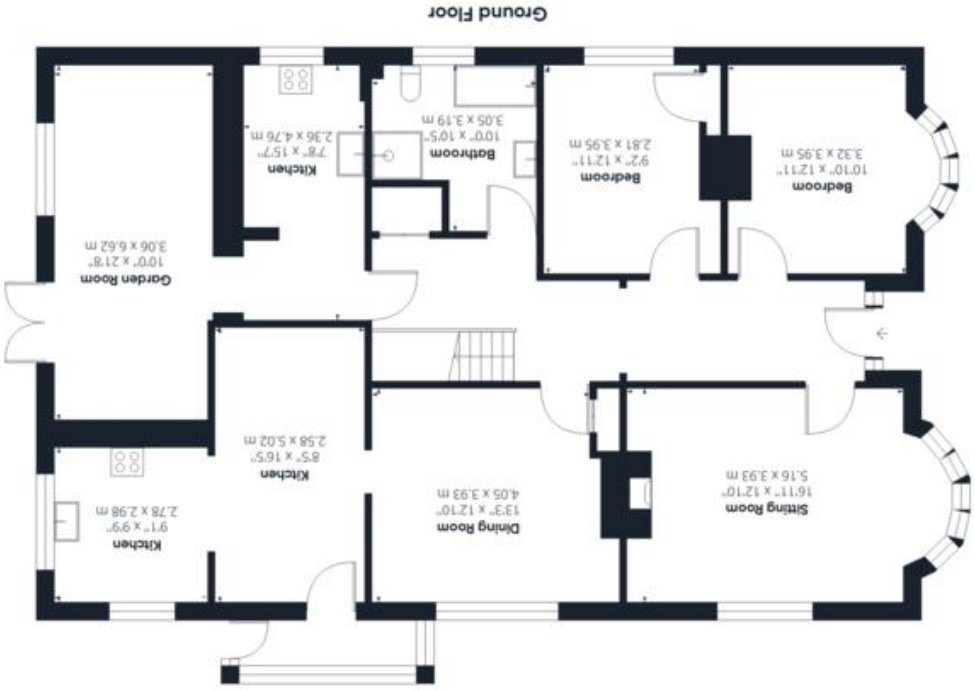
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Price:



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Approximate total area⁽¹⁾

2454.35 ft²
228.02 m²

Reduced headroom

165.61 ft²
15.39 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.

HYBRID ESTATE AGENTS

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