

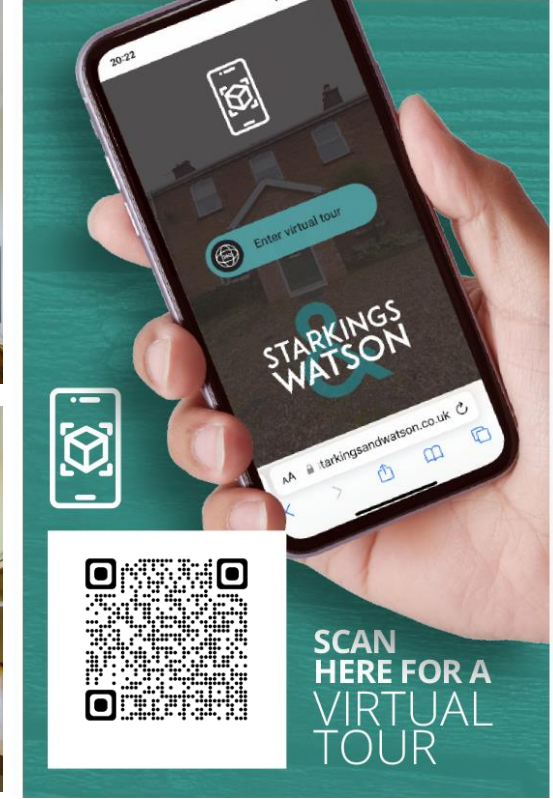
OLD HALL GARDENS

Brooke, Norwich NR15 1JZ

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



**STARKINGS
&
WATSON**

- No Chain!
- Detached Bungalow & Garage
- Private Non-Overlooked Gardens
- Potential to Update & Modernise
- Open Plan Living
- Kitchen & Separate Dining Room
- Conservatory
- Three Bedrooms

IN SUMMARY

NO CHAIN. This DETACHED BUNGALOW occupies a HIGHLY DESIRABLE setting within the village of Brooke, with a LARGE PLOT and HUGE POTENTIAL internally to UPDATE and MODERNISE. With over 1200 Sq. ft (stms) of accommodation, the property offers an OPEN PLAN LAYOUT with an adjoining GARAGE which could offer easy CONVERSION OPTIONS (stp). With a LARGE FRONTAGE there is AMPLE PARKING, with a door into the main entrance hall. Doors lead to THREE BEDROOMS - all with a range of built-in STORAGE, and to the SHOWER ROOM. The 15' sitting room offers a PICTURE WINDOW to front with a feature fire place, opening to the DINING ROOM, with doors to the CONSERVATORY and KITCHEN. Potential exists to create an OPEN PLAN KITCHEN/DINING SPACE if needed. An inner hall provides through access into the GARDEN, with a GARAGE and CLOAKROOM also. Oil fired CENTRAL HEATING and uPVC double glazing is installed.

SETTING THE SCENE

Set back from the road with a large lawned frontage, a shingle driveway provides ample parking, with access to the adjoining garage. A variety of planting can be found, with a walled boundary and gate leading to the rear garden. The property sits on a T-junction of a quiet cul-de-sac, with similar properties set back, ensuring a high degree of privacy.

THE GRAND TOUR

Heading inside, the front door leads to an L-shaped entrance hall, with a range of built-in storage, door to the sitting room and to the bedrooms. Starting to the left, the sitting room offers a feature fire place, fitted carpet, and a uPVC double glazed picture window to front. An opening leads into the dining room where there is space for a table, and clear potential to open plan into the adjacent kitchen. Double doors lead off the dining room into the conservatory, offering views over the garden and wood effect flooring. The kitchen offers a fitted range of wall and base level units with an inset ceramic sink and window to rear. A further door leads to a side lobby with garden and garage access, along with a useful W.C. Back into the entrance hall, the three bedrooms lead off, all with built-in storage, along with a shower room which is finished with tiled splash backs.



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



THE GREAT OUTDOORS

The rear garden is private and non-overlooked, being main laid to lawn and enclosed with timber panelled fencing. A wide variety of planting and shrubbery can be found, along with patio and seating space whilst gated access leads to the 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, 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 1JZ

What3Words : ///vented.oppose.sunbeam

VIRTUAL TOUR

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

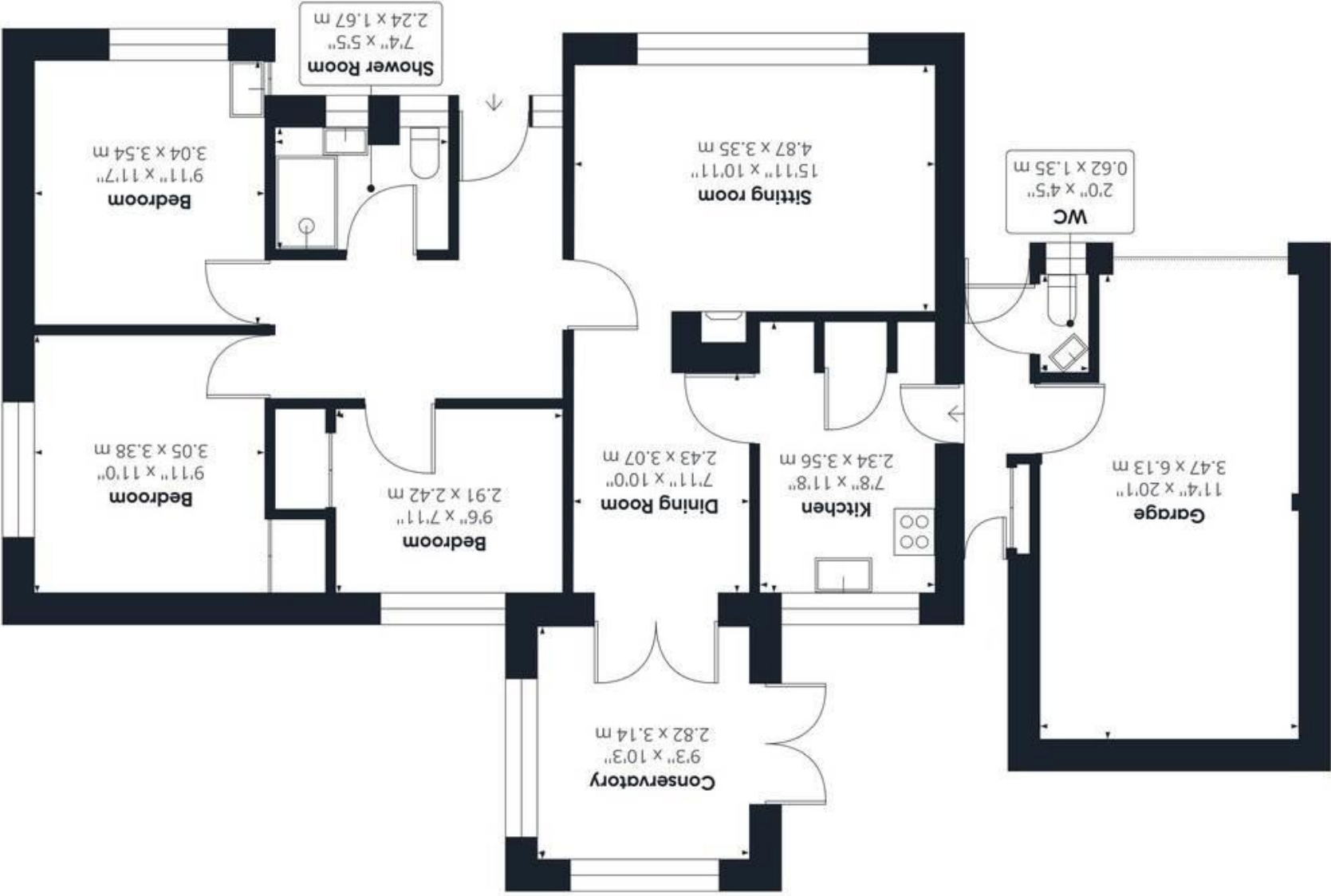
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Approximate total area ⁽¹⁾

1212.85 ft²

112.68 m²

(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.