

THE STREET

# Brooke, Norwich NR15 1JT

Freehold | Energy Efficiency Rating : D

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# FOR SALE PROPERTY



20:22

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# STARKINGS & WATSON



- No Chain!
- Overlooking Brooke Mere
- Enclosed Gardens with Field Views
- Sweeping Driveway with Garage & Car Port
- Two Reception Rooms
- Large Hall Entrance & Landing
- Four Light & Bright Bedrooms
- Huge Potential to Extend & Re-Model

#### IN SUMMARY

NO CHAIN. With a 0.25 ACRE PLOT (stms) and backing onto OPEN FIELDS, this detached family home extends close to 2000 Sq. ft (stms) and is ready for a NEW OWNER to UPDATE and MODERNISE. With a FLEXIBLE INTERIOR designed around SPACE and LIGHT, you will find a LARGE HALL ENTRANCE and LANDING which could be a STUDY or further RECEPTION SPACE. The main SITTING ROOM is an L-SHAPE in its layout, with 23' of space at its maximum, whilst a separate cloakroom leads off the hall. The 15' KITCHEN and 14' DINING ROOM can be OPEN PLAN, or separated with kitchen units as per its current layout. A useful GARDEN ROOM completes the ground floor. Upstairs, the LARGE LANDING offers VIEWS across to BROOKE MERE, with FOUR BEDROOMS leading off, including the main bedroom with EN SUITE, along with a CLOAKROOM and family bathroom. The GARDENS can be found to front and rear, with a hard standing driveway running from front to back, with a parking and turning space at the rear boundary.

#### SETTING THE SCENE

Set back from the road, the hard standing driveway leads to the main frontage, where extensive planting borders both boundaries, with a large central lawn. The driveway leads past the house and into the rear garden, where the parking can be found beyond. With a tree lined frontage, the property overlooks Brooke Mere.

#### THE GRAND TOUR

The main entrance hall offers a great meet and greet space, with wood effect flooring and a built-in double storage cupboard. The stairs lead to the first floor, with the cloakroom tucked to your left, with storage built-in under the stairs. To your right, the L-shape sitting room can be found, with double doors from the hall and a feature open fire place. Typical of the time when the property was built, large windows offer great natural light, with a triple aspect being enjoyed, through four windows. Heading back into the hall, doors lead to the kitchen and separate dining room. Currently separated with a range of kitchen units, the dining room enjoys a view to front, whilst the kitchen is fully fitted and offers extensive storage and space for white goods. A breakfast bar is built-in, with a door beyond which takes you to a garden room where there is room for seating and a built-in boiler cupboard. Upstairs, the large landing offers a highly flexible space, with fitted carpet, a built-in storage cupboard, and doors to all four bedrooms, where three of them offer built-in wardrobes. A door from the main bedroom leads to a useful en suite shower room. Again large windows highlight the open views



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and great natural light. Lastly, a separate W.C and family bathroom lead off the landing, where the bathroom includes a separate shower cubicle.

### THE GREAT OUTDOORS

The rear gardens offer extensive planting and a main lawned garden which runs alongside the hard standing driveway. Space is provided for a summer house - tucked in one corner, with a range of hedging and shrubbery. The driveway opens up at the rear, with turning space, and access to the garage and car port. Open field views can be enjoyed beyond.

### 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 1JT

What3Words : ///helpfully.serenade.orchids

### VIRTUAL TOUR

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

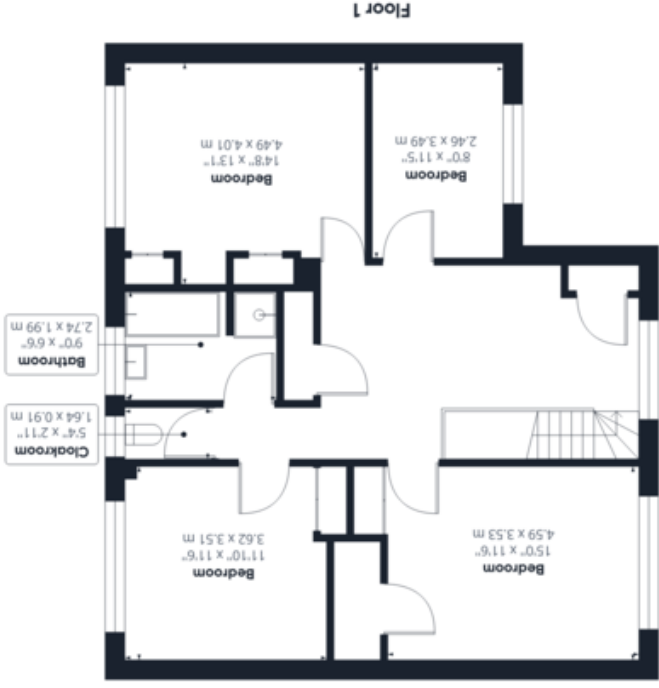
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Price:



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Approximate total area<sup>(1)</sup>

1995.48 ft<sup>2</sup>  
185.39 m<sup>2</sup>

(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.