

M  
M



*Burgess Way,  
Brooke, Norfolk*

M  
M

**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

This well maintained and extended 4/5 bedroom detached family home offers approximately 1600 SQ FT and is located in a quiet cul-de-sac in the popular village of Brooke. The property has undergone considerable improvements including being re-roofed, a newly fitted shower room, kitchen and redecoration.

**Accommodation comprises briefly:**

- Entrance Hall
- Ground Floor Shower Room
- 21ft Living Room with Woodburner
- Kitchen/Diner/Garden Room
- Utility Room
- Four/Five Bedrooms
- En-suite to Master
- Rear Garden
- Outdoor Entertainment Area
- Garage
- Off Road Parking



**Property**

Leading off the entrance hall you will find two double bedrooms and access to the family shower room which has recently been refitted to include a walk in shower with glass shower screen, low level W/C and vanity washbasin with illuminated heated mirror over. The spacious living room has a staircase rising to the first floor, fitted wood burner for those cosy winter nights and a sliding patio door to the garden room. A recently refitted modern kitchen benefits from LED lighting, a good range of fitted worktops and cupboards, built in induction hob and newly fitted AEG double oven and microwave. Leading off the kitchen is the bright and airy garden room with glass lantern roof and french door out to and with views over the rear garden. A fully fitted utility room compliments the kitchen which also has a personal door into the garage. The first floor accommodation includes three bedrooms, with fitted wardrobes to the master and an ensuite bathroom with low level W/C, washbasin, panel bath and UPVC Velux window. The property has been fully maintained by the present owners to a very high standard and makes a fantastic family home.







## Outside

To the front the property is approached via the driveway which leads to the garage with power and lighting and electric roller door. The drive continues in front of the property providing parking for several cars. To the rear is a perfectly presented private garden with low maintenance artificial grass, large paved patio and an impressive covered outdoor entertainment area which provides a BBQ area, built-in bar and plenty of space for seating. Adjoined to this is a secure insulated store.

## Location

The property is quietly positioned within a small quiet cul-de-sac in the popular village of Brooke. Conveniently positioned within easy reach of local amenities, including a primary school, farm shop, two public houses, café, veterinary surgery, garage, village hall and a Church. The nearby village of Poringland offers further amenities, including a primary school, high school, library, Post Office, doctors surgery, public houses, Budgens supermarket and One Stop shop. Loddon is also just a short drive away, giving access to the Norfolk Broads, along with schools (including Hobart High and Langley School) and further amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins).

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil-fired central heating, mains electric and water connected.

Energy Rating: E

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR15 1JY

What3words: ///unsightly.keep.scare

## Tenure

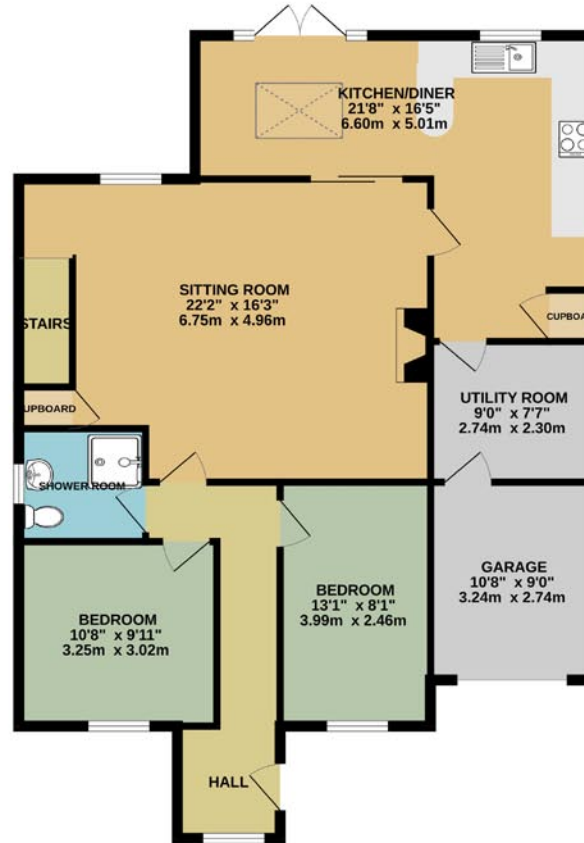
Vacant possession of the freehold will be given upon completion.

## Agents' Note

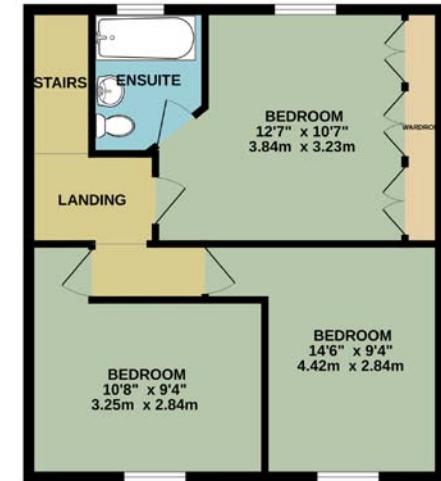
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £375,000**

GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1643 sq.ft. (152.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

To arrange a viewing, please call 01508 521110

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

Platinum Trusted  
Service Award  
2023 feefo

A member of [OnTheMarket.com](http://OnTheMarket.com)



LODDON OFFICE

22 High Street

Loddon

Norfolk

NR14 6AH

Tel. 01508 521110

info@muskermcintyre.co.uk