

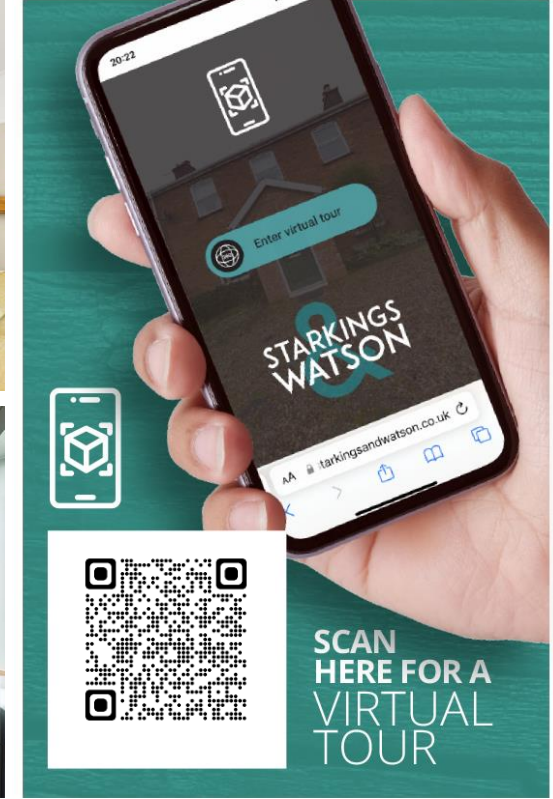
HIGH GREEN

Brooke, Norwich NR15 1HP

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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- Tucked Away Character Cottage
- Large Gated Frontage & Garden
- Extended Layout with Huge Potential
- Three Reception Rooms
- Hall Entrance with Pantry & Storage
- Main Dual Aspect Sitting Room with Wood Burner
- Country Style Kitchen
- Two Bedrooms

IN SUMMARY

Located on the picturesque High Green, this CHARACTERFUL COTTAGE is tucked away, and dates back to the 1800's. With an ABUNDANCE of CHARM, the property enjoys a GATED DRIVEWAY and setting which is set back from the road - providing ample PARKING and GARDEN space. The GARDENS are DESIGNED to be LOW MAINTENANCE, with seating space, and a range of RAISED BEDS - all whilst enjoying a GREEN and LEAFY BACKDROP. Having been EXTENDED over the years, a FLEXIBLE LAYOUT can be found within, ideal for ENTERTAINERS and GROWING FAMILIES. The SIZEABLE SITTING ROOM extends to 18' with ample dining space, with the KITCHEN OPPOSITE - including a COUNTRY-STYLE RANGE of cupboards and a DUAL ASPECT. The SNUG/STUDY includes a multi-fuel burner for a cosy feel, with a BEDROOM leading off. The BOOT ROOM has an independent access leading to a further study/storage space and EXTERNAL STORAGE. The FAMILY BATHROOM completes the ground floor. Upstairs, TWO BEDROOMS lead off the landing.

SETTING THE SCENE

Set behind a timber five bar gate the shingle driveway leads past a neighbouring property, to an open parking and turning space. Bordered with timber fencing and mature planting, a section of garden is screened off to one side, with access to the external storage, boot room access and main hall entrance.

THE GRAND TOUR

Heading through the front gate, a courtyard area leads to the boot room - the most versatile entrance for a busy family or occupier. The perfect spot for coats and shoes, tiled flooring runs under foot, with a door to the snug adjacent. To the opposite side, a study/storage space can be found, again, highly versatile in its use, with a series of built-in storage cupboards. The snug includes a wood burner, carpet under foot, window to side and a door concealing the stairs to the first floor. A step leads up to the front entrance hall, with a useful storage recess, and a door to the front garden. The first bedroom is downstairs, a light and bright double bedroom with wood effect flooring, and a beautiful exposed brick built fire place with adjacent storage. Moving along the hall, the sitting room is next door, with a timber latch and brace door, a further multi-fuel burner offers heat and a focal point, with ample room for soft furnishings and a dining table. The family bathroom is opposite, a white three piece suite, with tiled splash backs and an electric shower. Lastly, the kitchen, finished in a country style with a bespoke range of storage, encompassing space for a Range style cooker, and an inset ceramic butler sink. Tiled



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flooring and splash backs complete the look. Upstairs, two bedrooms lead off a small landing, one is carpeted, and the other includes painted wood flooring, with a feature fire place and storage.

THE GREAT OUTDOORS

Leading off the driveway, horizontal slat fencing encloses an area of low maintenance garden with raised beds for planting or vegetables. With timber fencing to the boundaries, the garden is spacious enough for a dining table or two, with a pathway to a screened off storage area.

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 1HP

What3Words : ///festivity.burst.vans

VIRTUAL TOUR

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

AGENTS NOTES

A neighbouring property has pedestrian rights over the front section of the driveway. An outside W.C is included within the curtilage, but accessed from a neighbouring footpath.

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:



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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.

Excluding balconies and terraces

Approximate total area™
 1285.26 ft²
 119.4 m²

