

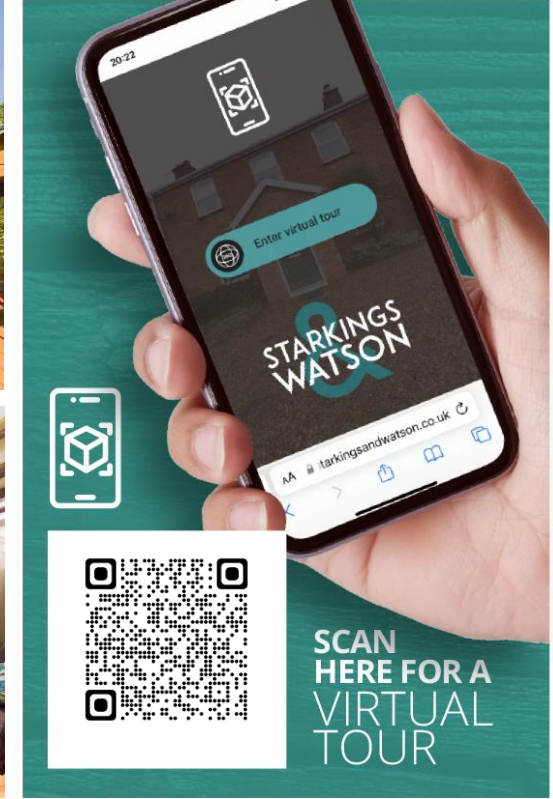
WELBECK

# Brooke, Norwich NR15 1AT

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- Detached Character Home
- Unrivalled Position with Countryside Views
- Two Spacious Reception Rooms
- Kitchen & Separate Utility/Pantry
- Four Bedrooms
- Family Bathroom with Shower & Separate W.C
- Range of Outbuildings
- Approx. 0.4 Acre Plot (stms) with Triple Garage

#### IN SUMMARY

**VENDOR FOUND!** Occupying an **ENVIABLE POSITION** on the edge of the village with **UNRIVALLED COUNTRYSIDE VIEWS**, this detached **PERIOD HOME** offers over 1320 Sq. ft (stms), with a **0.40 ACRE PLOT** (stms). **RE-ROOFED** SOME 5 years ago, the property is ready to move-in, but offers **HUGE POTENTIAL** to re-model or extend (stp). Extensive **OUTBUILDINGS** can be found to the rear of varying conditions, along with a **TRIPLE GARAGE UNIT** with solar panels. The property is completed in a symmetrical layout, leading from a central hall entrance, with **TWO 18' RECEPTION ROOMS**. The **KITCHEN** leads off the dining room, with a useful **UTILITY ROOM/PANTRY**. The family bathroom includes a **SHOWER**, and is located adjacent to the first floor stairs. **FOUR BEDROOMS** lead off the landing, with a useful **W.C**. To the outside the grounds are found mainly to the front and side, with **MATURE PLANTING** and further potential.

#### SETTING THE SCENE

A gated access leads to the property which is accessed via a long driveway with sweeping lawns to one side. There is ample turning space at the top of the drive, with planting to both sides. A triple garage building can be found to the right, two with doors to front, and one used

as a car port, whilst a lean-to car port is also in place for boat or trailer storage. The garage building includes power and lighting, with a large first floor storage space. A further gate leads to the rear garden.

#### THE GRAND TOUR

Heading inside the front entrance, a hallway sits in the centre of the property, with access to the two reception rooms. To your left, an 18' sitting room can be found, with views to front, and a large cast iron wood burner creating a focal point to the room. Whilst central heating is installed, a heating and cooling air source heating system is in place for added comfort. Timber beams can be found overhead, with access to the rear hall. The dining room is adjacent, with a feature fire place and versatile easy to maintain tiled flooring. The kitchen leads off, with a fitted range of wall and base level units, space for appliances and a cooker, with windows and a door to the rear garden. The utility room/pantry leads off and is perfectly placed for easy access, with steps leading down. Including storage, space for further white goods and a brick tiled flooring, the perfect ambient temperature can be gained for used as a pantry, whilst the oil fired central heating boiler is located to one corner. To the inner hall, stairs lead to the first floor, with storage under. The family bathroom is the final room, with a separate shower, tiled splash backs and a heated towel rail. Upstairs, four bedrooms lead off the landing - two doubles and two singles, with a built-in wardrobe to one of the larger rooms. A useful W.C can also be found upstairs.



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### THE GREAT OUTDOORS

The gardens can be found mainly to the front and side, all remaining fully usable and enjoying beautiful countryside views. With various planting and trees, the front garden includes a timber built summer house, whilst a green house and sheds can be found behind the garage block. A patio area and covered storage space leads to an array of brick built outbuildings, all offering a variety of storage. Continuing past these, a further lawned garden with views into the adjacent woodland can be enjoyed to the left of the house.

### 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 1AT

What3Words : ///bangle.cools.swanky

### VIRTUAL TOUR

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

### AGENTS NOTE

The property is located to a builders yard which has been in situ throughout the owners tenure at the property. Solar panels offer an income and electricity, whilst the property utilises a septic tank. Bridges to the rear of the property lead to a farmers field, the land on the other side of the bridge is not part of the property and they have no legal rights to cross over the land without prior permissions.

**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.

Reduced bedroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1327.26 ft<sup>2</sup>  
123.31 m<sup>2</sup>  
Reduced bedroom  
0.78 ft<sup>2</sup>  
0.07 m<sup>2</sup>