

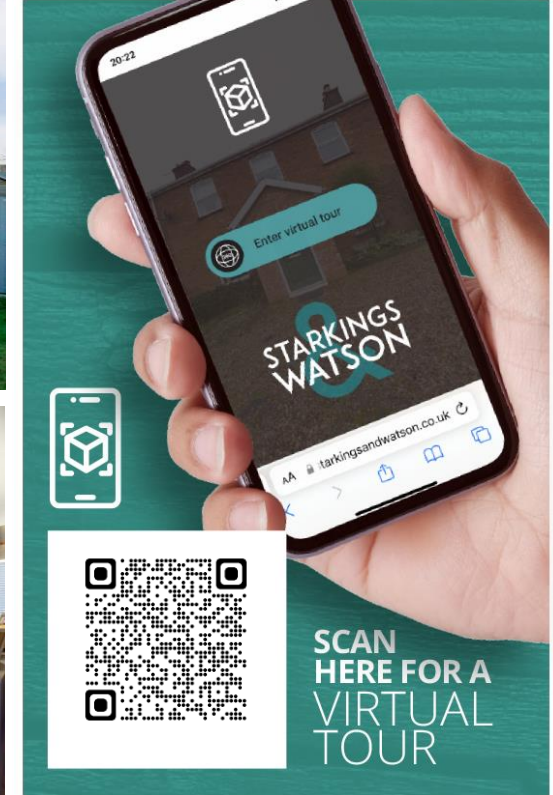
BROADCOTE CLOSE

**Brooke, Norwich NR15 1HZ**

Freehold | Energy Efficiency Rating : TBC

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

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**STARKINGS  
&  
WATSON**

- No Chain
- Detached & Extended Bungalow
- Substantial Landscaped Gardens
- Garage & Driveway
- Open Plan Layout
- Kitchen with Separate Utility Room
- Three Bedrooms
- En Suite & Family Bathroom

### IN SUMMARY

NO CHAIN. This EXTENDED detached BUNGALOW occupies a RARELY AVAILABLE cul-de-sac location, with a MODERNISED INTERIOR and SUBSTANTIAL GARDENS. With NO EXPENSE SPARED, the current vendors have enjoyed improving the property, creating a WARM and INVITING HOME, all within the favoured village of BROOKE. The un-assuming frontage conceals over 1200 Sq. ft (stms) of accommodation, all CENTRED on the OPEN PLAN living space and hall entrance. From the moment you enter you are DRAWN to the SPACIOUS ROOMS, and the GARDENS which sit beyond. The accommodation comprises a PORCH and HALL entrance, bedroom/study, sitting/dining room, kitchen, UTILITY ROOM and THREE BEDROOMS - served by an EN SUITE and FAMILY BATHROOM. Outside, a SUBSTANTIAL PATIO and DECKED SEATING AREA are the perfect space to enjoy the SOUTH SUN, with sweeping lawned gardens, GARAGE and barn style STORAGE SHED.

### SETTING THE SCENE

Situated on a cul-de-sac location, the property is set back with a tarmac driveway and adjacent shingled frontage. The garage adjoins the property and provides storage, with a gated access to the side which leads to the rear. The property is neighboured by similar single storey homes.

### THE GRAND TOUR

Heading inside, the porch entrance is a light and bright with wood effect flooring under foot, and a full height uPVC double glazed window to side for excellent natural light. An opening leads to the main hall, whilst a door takes you to the extended front bedroom or study. This versatile space is an ideal guest room or study as it can easily be shut off from the main property. With wood effect flooring running under foot, the vaulted ceiling includes recessed spotlights and velux windows, whilst offering views over the front driveway and gardens. The hall entrance is open plan and formed in an L-shape, leading to the bedrooms and living accommodation. The hall is finished with wood effect flooring, whilst the sitting room opens up with fitted carpet. Also an L-shape room, there is space for soft furnishings and a dining table, becoming the heart of the home, with views into the conservatory and beyond, and a functional door to the kitchen. The conservatory extends the living space, with radiator heating and French doors onto the garden. The adjacent kitchen is fully fitted, and includes a range of wall and base level units, with an inset ceramic hob and built-in electric double oven. Integrated appliances include a



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fridge, freezer and dishwasher. A door separates a utility room, with a further range of cupboards, windows to side and space for laundry appliances. The three main bedrooms are all carpeted, include uPVC double glazing and replacement radiators. The main bedroom is finished with a full range of built-in wardrobes, and benefits from an en suite, with a three piece suite, tiled splash backs and a heated towel rail. The family bathroom also offers a three piece suite, including a tiled bath with a shower over, tiled splash backs and heated towel rail.

### THE GREAT OUTDOORS

The garden is fully landscaped and a great size, whilst being mainly laid to lawn. A raised patio with a timber sleeper border leads from the conservatory, with a raised timber decked seating area. Gated access leads to the side, whilst the garden is fully enclosed with timber panelled fencing. Planted borders run down the garden, with a pathway to the green house and barn style timber shed.

### 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 1HZ

What3Words : ///trams.attaching.sometimes

### 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:



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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<sup>m</sup>  
 1212.99 ft<sup>2</sup>  
 112.69 m<sup>2</sup>

