

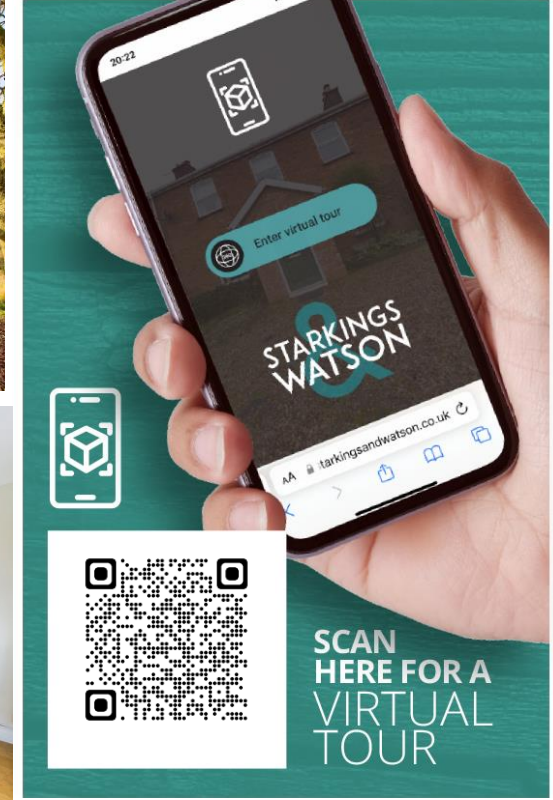
BRECON ROAD

Brooke, Norwich NR15 1HS

Freehold | Energy Efficiency Rating : D

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

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- Detached Chalet Bungalow
- Extended & Modernised
- Panoramic Field Views to Rear
- Two/Three Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Two/Three Double Bedrooms
- Oversized Garage & Driveway
- Gardens to Front, Side & Rear

FIELD VIEWS! This BRIGHT and OPEN PLAN CHALET offers FANTASTIC SPACE INSIDE and OUT - all within WALKING DISTANCE to the LOCAL AMENITIES and NORFOLK'S COUNTRYSIDE. Renovated in 2017, with new WIRING and CENTRAL HEATING BOILER, once inside, the property opens into a SPACIOUS ENTRANCE HALL with VAULTED CEILINGS, whilst from here you will find a BEDROOM/STUDY, shower room, 19' SITTING ROOM with ENGINEERED WOOD FLOORING and FEATURE FIREPLACE, with double doors leading to the DINING ROOM, and further FRENCH DOORS opening onto a COURTYARD. The GARDEN ROOM can be found to the rear, with views ACROSS the GARDEN. The 19' KITCHEN/BREAKFAST ROOM offers a BREAKFAST BAR and QUARTZ WORK SURFACES, with a SEPARATE UTILITY ROOM. The first floor offers a LANDING with STORAGE, TWO DOUBLE BEDROOMS and a FAMILY BATHROOM. OUTSIDE the PROPERTY BOASTS a GENEROUS GARDEN which has been DESIGNED with NATURE at the fore, with a WILDFLOWER MEADOW, VEGETABLE PATCH, NATURAL POND and VIEWS to the FIELDS.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR15 1HS), but to help you...Leave Poringland and continue South signposted Brooke on the B1132 Bungay Road. Upon entering Brooke pass the local Garage and Public House, turning right onto High Green. Take second right hand turn

onto Coniston Road, and follow. The road will become Brecon Road, where the property will be found on the left hand as the road sweeps road to the right.

The property is approached via a generous front garden, which has been laid to wildflower meadow, with brick weave driveway leading to the single garage and additional access.

uPVC double glazed entrance door to:

ENTRANCE HALL

Wood flooring, radiator, uPVC double glazed window to side, thermostat heating control, stairs to first floor landing, built-in storage cupboard, cloaks storage space, smooth vaulted ceiling, doors to:

STUDY/BEDROOM

9' 10" x 8' 10" (3m x 2.69m) Wood flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television point, coved ceiling.

SITTING ROOM

19' 9" x 11' 4" Max (6.02m x 3.45m) Feature fire place, wood flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television point, coved ceiling, double doors to:

DINING ROOM

14' 5" x 9' 2" (4.39m x 2.79m) Wood flooring, radiator, uPVC double glazed door to side, coved ceiling, double doors to:

GARDEN ROOM

11' 3" x 10' 11" (3.43m x 3.33m) Tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed French doors to rear, television and telephone points, coved ceiling, door to:

KITCHEN/BREAKFAST ROOM

20' x 7' 10" Max (6.1m x 2.39m) Fitted range of base level units with quartz work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric cooker, integrated dishwasher, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to side, coved ceiling, door to entrance hall.



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UTILITY ROOM

19' 11" x 5' 1" Max (6.07m x 1.55m) Fitted range of base level units with and inset stainless steel sink and drainer unit, tiled flooring, uPVC double glazed door to front, uPVC double glazed door to rear, door to garage.

SHOWER ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, shower cubicle with electric shower and glazed shower screen, aqua board splash backs, tiled flooring, radiator, heated towel rail, uPVC obscure double glazed window to side, space for washing machine.

STAIRS TO FIRST FLOOR LANDING

Wood flooring, radiator, uPVC double glazed window to side, built-in double storage cupboard, built-in double airing cupboard, coved ceiling, doors to:

DOUBLE BEDROOM

13' 7" x 11' 6" Max (Some Restricted Height) (4.14m x 3.51m) Wood flooring, radiator, uPVC double glazed window to front, built-in storage cupboard, built-in wardrobe.

DOUBLE BEDROOM

12' 6" x 10' 7" (Some Restricted Height) (3.81m x 3.23m) Wood flooring, radiator, uPVC double glazed window to rear, built-in storage cupboard.

FAMILY BATHROOM

(Some Restricted Height) Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, panelled bath with mixer tap, electric shower and glazed shower screen, tiled walls, shaver point, vinyl flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling with extractor fan and loft access hatch.

OUTSIDE

Leading via the French doors, you will find a substantial garden which has been designed with wildlife in its heart, with wild pond, wild planting and vegetable patch, all with unrivalled views across the farm land behind. An additional seating area can be found to the side of the property with stepping stones leading through to the front.

GARAGE

21' 8" x 9' 1" Max (6.6m x 2.77m) Up and over door to front, window to side, door to side, power and lighting.

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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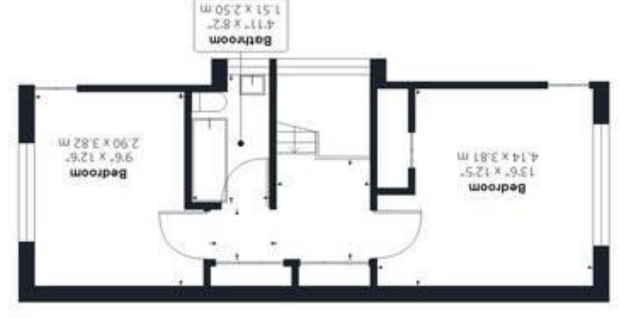
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
 1627.29 ft²
 151.18 m²



Floor 1



Ground Floor

