



THE STORY OF  
**45 Norwich Road**  
*Brooke, Norfolk*

**SOWERBYS**



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THE STORY OF

# 45 Norwich Road

Brooke, Norfolk  
NR15 1AB

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Prime Village Location

Well-Presented Modern Home

High Quality Throughout

Well-Fitted Kitchen/Breakfast Room

Dining Room, Sitting Room and Playroom

Utility Room and Cloakroom

Five Bedrooms and Three Bathrooms

Parking and Garage

Excellent Size Plot with Countryside Views

●

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“We would describe our home as spacious, warm and welcoming...”

This wonderful five-bedroom home was built by the well known and reputable house builder FW Properties. The attention to detail throughout is excellent and the room proportions make it a fine home to enjoy.

The spacious hallway sets the scene with the warmth from the wooden flooring and ambiance from the natural light. The heart of this home is the incredible kitchen/breakfast room with its clean lines, plenty of workspace, superb island as well the incredible views out onto the garden and countryside. All modern appliances can be found here along with an oil fired Aga in addition to the conventional ovens.

Just off the kitchen is the dining room, accessible via double doors, but could easily be opened up to create a large open plan kitchen/breakfast dining area.

The dual aspect sitting room makes a calming and relaxing room to enjoy. The central fireplace with its wood-burning stove makes it a lovely cosy room in the winter months, whilst the large doors to the rear make it's a sociable bright and airy space in the warmer months. Wanting another reception room to escape to, then the second sitting room/playroom is perfect featuring another wood-burning stove. Suitable for so many uses and is nicely tucked away. In addition, there is a utility room, cloakroom and plenty of storage





The lovely oak stairs lead to the spacious first floor landing where five welcoming bedrooms are located. The principal bedroom has fine views to both front and back as well as a dressing room and modern well fitted en suite bath and shower room. Bedroom two offers a walk-in wardrobe and well fitted en suite shower room. Three additional bedrooms and a well fitted family bath and shower room.



Entering the property, there is an electric gate for added privacy and security, along with an alarm and CCTV installed, allowing you to monitor the outside from your phone. Additionally, there is plenty of parking and access to the double garage with an electric door and additional roof storage.

Specimen planting to the front offers privacy and shelter. To the side, the current owners have created a wonderful designated children's play area (equipment may be available by separate negotiation).

Often with modern homes, the gardens can be compromised in size, but here, the garden is a delight. A sweeping lawn, mature boundary hedging, well-appointed west-facing entertaining terrace, and superb countryside views. The property also features a wood cabin which could be used as a gym or workshop, and a shed to the rear of the garden, ideal for storage. Both the cabin and shed are fully fitted with electric lights and sockets.





“We have the most amazing sunsets throughout the year, we watch them from the patio in summer or through the rear windows in the winter.”



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

# Brooke

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular south Norfolk village, Brooke is located approximately seven miles south of the cathedral city of

Norwich and is centred around a picturesque mere.

The village offers some day-to-day amenities that include a local public house and restaurant, local cafe, butchers, a local shop and primary schooling. There is also a regular bus service.

This ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and

the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“We love walking on the many footpaths that surround us, across fields, through the woods, and around Howe—with the added convenience of being 15 minutes from Norwich railway station and 25 minutes from Norwich airport.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump and oil used for Aga.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 8764-7238-3120-6889-6906

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///closes.stubbed.beauty

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# SOWERBYS



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