

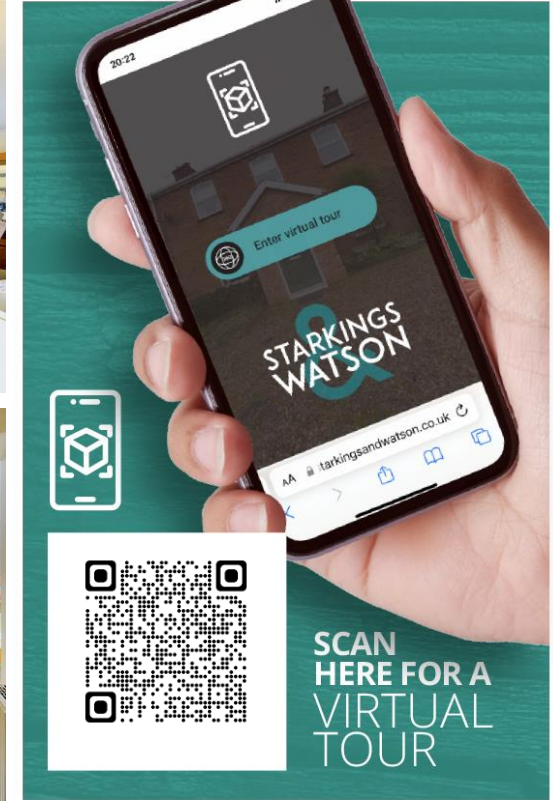
KINGSWOOD CLOSE

Brooke, Norwich NR15 1HU

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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- No Chain!
- Extended Detached Bungalow
- Brand New Central Heating Boiler
- Open Plan & Re-fitted Kitchen/Breakfast Room
- Sitting Room with Wood Burner
- Dining Hall with Conservatory
- Two Double Bedrooms
- Newly Fitted Shower Room with Digital Shower

#### IN SUMMARY

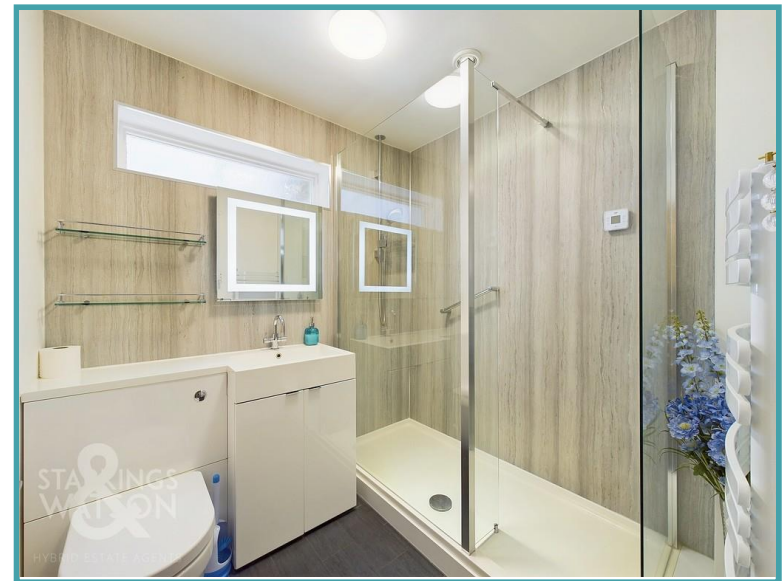
NO CHAIN. This EXTENDED detached BUNGALOW offers a MODERNISED and UPDATED INTERIOR, extending to over 1150 sq. ft (stms). With a FLEXIBLE and VERSATILE LAYOUT, various upgrades include a NEW KITCHEN, replacement internal doors, NEW SHOWER ROOM and 2024 installed central heating boiler. The accommodation comprises a hall entrance, leading into the 22' SITTING ROOM with its central wood burner. The 13' KITCHEN is OPEN PLAN to the DINING/UTILITY ROOM which creates a LIGHT and BRIGHT room with space for a table, with USEFUL ACCESS to the GARAGE and W.C. The inner hall creates a STUDY AREA or further dining space, having originally been a bedroom. Now opened up to the hall, there is access to the 10' CONSERVATORY which enjoys views over the garden. Two double bedrooms and the SHOWER ROOM with a double shower cubicle and DIGITAL SHOWER lead off. Outside, the GARDEN is PRIVATE and NON-OVERLOOKED with a central lawn and patio area.

#### SETTING THE SCENE

Set back from the road, the shingle driveway offers tandem parking and access to the garage. Mature planting and shrubbery can be found to the side, with gated access leading to the side where the oil tank is concealed.

#### THE GRAND TOUR

Heading inside, the uPVC double glazed entrance hall is finished with wood effect flooring and a large window to front. Replacement internal doors offer a contemporary look, with a door to the kitchen and sitting room. With a picture window to front, the feature brick built fireplace includes a wood burner, with fitted carpet running under foot. A door leads to the inner hall where the kitchen is opposite. The main kitchen area is a galley style kitchen with a fitted range of wall and base level units, inset sink and drainer unit, and inset electric ceramic hob. The electric oven is fitted at eye level, with further space for white goods in the adjacent utility area. With a matching range of units and work surfaces in the utility area, there is also dining space and wood effect flooring running underfoot. A door leads outside, to the integral garage, and to the cloakroom - complete with a white two piece suite, and storage under the sink. Back into the inner hall, carpet runs underfoot, with room for a table or study space, along with a useful built-in storage cupboard. Double doors open to the conservatory, with wood flooring and windows and doors to the garden - extending the living space. The two bedrooms are both doubles in size, with the refitted shower room serving them both. Immaculate



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in its presentation, a three piece suite includes a double shower cubicle with a digital shower and storage under the sink, all finished with Aqua board splash backs.

#### THE GREAT OUTDOORS

Laid to lawn, the rear garden is enclosed and private, finished with planted borders and beds, along with hedged and fenced boundaries. A patio extends across the rear, with a useful timber shed for storage. The garage includes an up and over door to front, power and lighting.

#### OUT & ABOUT

The property is located centrally within the pretty village of 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, post office, 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 1HU

What3Words : ///flopping.surcharge.alpha

#### 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:



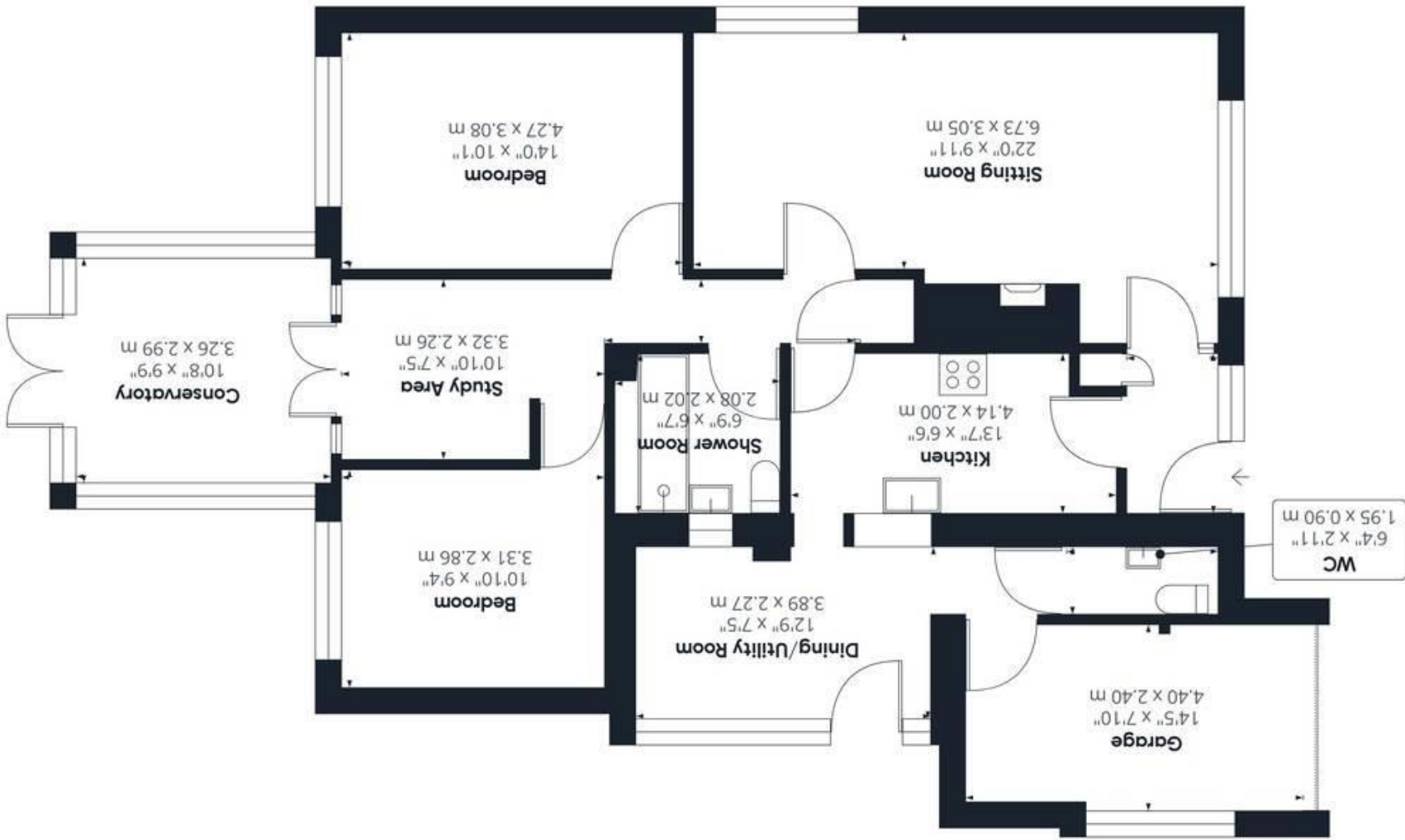
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GIRAFFE 360

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

(1) Excluding balconies and terraces



Approximate total area<sup>m</sup>  
1158.73 ft<sup>2</sup>  
107.65 m<sup>2</sup>