



The Bungalow
Brooke Gardens | Brooke | Norfolk | NR15 1JH

BEAUTIFUL BIRDSONG



“Down a quiet no-through lane in the heart of the popular village of Brooke, this 1980’s built home sits in part-walled gardens on the site of a former orchard, previously part of neighbouring Brooke House, which was once home to the famed Mackintosh chocolate family. Today what was the estate orchard forms a beautiful garden that wraps around this fabulous single-storey home. Never before on the open market, here’s your chance to embrace village life, and wildlife alike, in a truly idyllic yet convenient location.”



KEY FEATURES

- A Detached Bungalow situated on a Quiet No Through Lane in the Sought After Village of Brooke
- Four/Five Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Two Reception Rooms; Study/Bedroom Five
- Kitchen with Separate Utility Room
- Lovely Wrap Around Gardens with Patio Area
- Double Garage and Large Driveway providing Ample Parking for up to Six Cars
- The Accommodation extends to 2,266sq.ft
- Energy Rating: E

Whether you're sitting in your garden listening to the sound of the birds, enjoying a family croquet tournament on the lawn, walking your dog down by the mere, or strolling to the village pub for a spot of lunch, you'll be glad you made this property your home. The location is superb and the house so very appealing.

Putting Down Roots

Built in the 1980's by well-respected local builders, Hibbett and Key, this lovely home has been in the same ownership since new. Two of the three other bespoke properties within Brooke Gardens haven't changed hands in four decades – this is the sort of place where people put down roots and want to stay. The owners were drawn here by the peace and tranquility of the setting, the abundant wildlife and by the accessibility of both the village and the nearby city of Norwich. A wonderful and much-loved family home with glorious gardens, it's spacious and light and welcoming, both inside and out. There's plenty of space for people to gather – yet when you're home alone, it's so serene you can't help but relax.

For All The Family

This is a property that's both practical and attractive, with a great layout, well-proportioned rooms, and plenty of built-in wardrobe storage in each bedroom. The kitchen sits right at the centre of the home, with space for a breakfast table, while the adjacent dining room is large enough to seat an extended family, and has a lovely dual aspect. This room is part open to the sitting room, complete with open fire, and both receptions benefit from sliding glass doors to the south-west, which makes for lovely light rooms and a comfortable flow onto the garden beyond.





KEY FEATURES

There are four bedrooms, all doubles and all with built-in storage, plus a potential fifth bedroom that's been used as a home office. The principal bedroom has its own en-suite shower room, while the other bedrooms share the family bathroom. A useful utility room, again with access to the garden, completes the accommodation.

A Breath Of Fresh Air

There are only four bespoke homes within Brooke Gardens, plus a converted Coach House and the original Manor House (now a private care home), so there's very little passing traffic, and nothing to disturb you when you're enjoying the garden. The property has a large L-shaped patio accessed by both reception rooms, where the family have spent many happy hours soaking up the sun. If you prefer a spot of shade, just lower the attached awnings. There's plenty of wildlife passing through, including an abundance of birds, so much so that the owners have kept a bird book handy for reference. The beautifully landscaped gardens are mature and attractive, with plenty to keep a keen gardener busy, plus lots of room for children to play out in the fresh air. It's a nice safe garden too. The old wall on one side was originally part of the orchard and makes a lovely feature. When you can tear yourself away from the garden, you just need to head back down the lane and you'll find yourself in the centre of the village, a stones throw from the primary school, village hall, and recently-refurbished pub. This is a friendly and active village, and it's also within easy reach of the historic city of Norwich, so it offers the perfect balance of peaceful village life and the vibrancy of a lively city.

























INFORMATION



On The Doorstep

The property is situated in the sought after village of Brooke, which has good local facilities including a primary school, farm shop, two public houses, hair salons, café, florist, vet, garage, village hall, cricket club and church. The nearby village of Poringland offers good local amenities, including another primary school, library, post office, surgery, public houses and a Budgens supermarket. There is schooling for high school pupils at Framingham Earl, which is just over 3 miles away. Additional supermarket shopping is available, with a Tesco Superstore at nearby Harford and an Asda Superstore on Hall Road, both around 7 miles.

How Far Is It To?

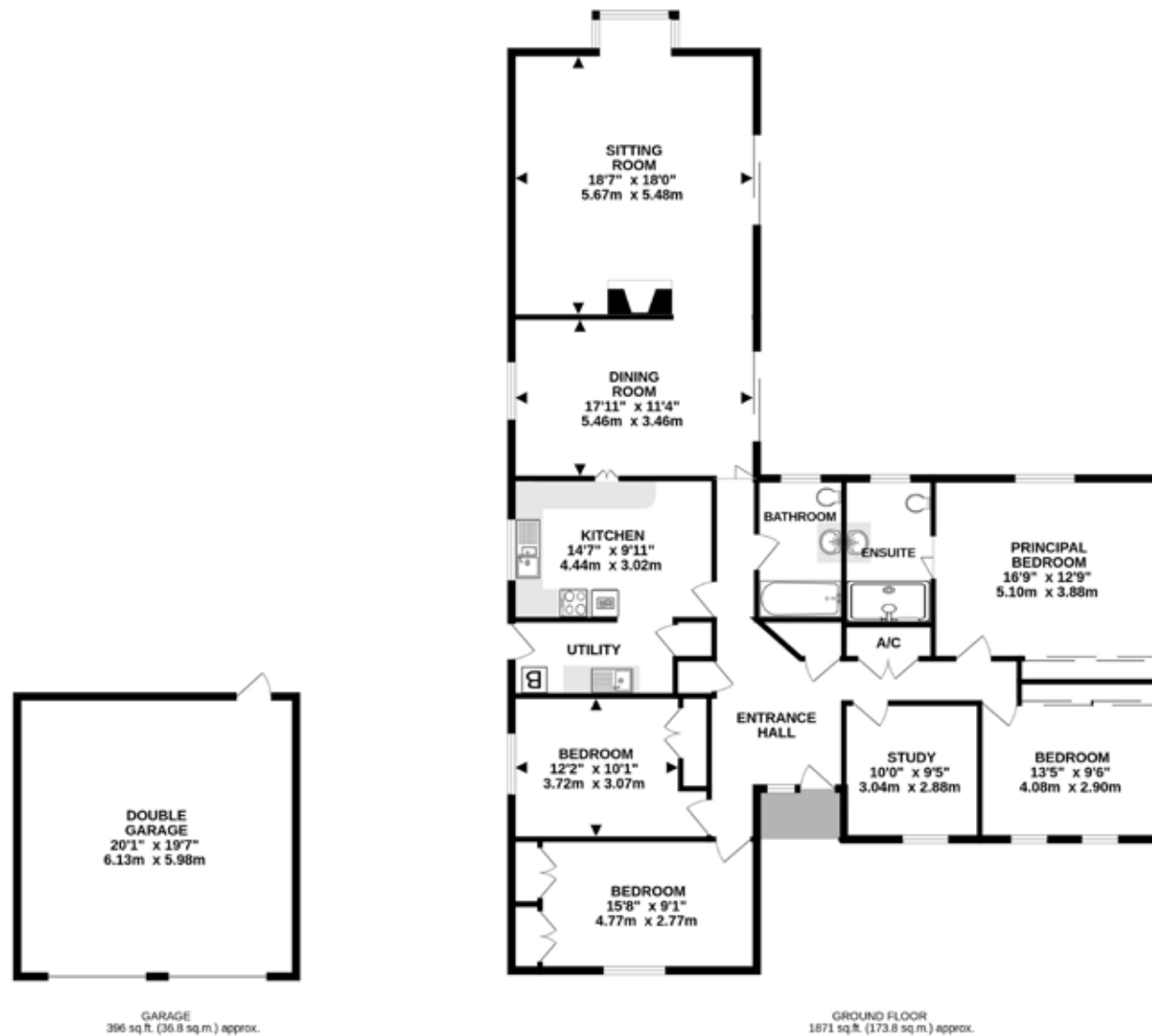
Norwich is a short commute (8 miles) and has a vibrant business community and, as the regional centre, has an extensive range of cultural and leisure facilities, including the football club, two theatres, the Riverside leisure development complete with cinema and numerous restaurants and pubs. The city has an excellent range of state and private schools and is well known for its shopping, with a combination of independent retailers and premium department stores. Norwich has a mainline railway station with a service to London Liverpool Street and Norwich International Airport is just to the north of the city. Brooke is only 12.6 miles from the Georgian market town of Beccles, which has a market on a Friday and provides excellent day to day shopping, leisure facilities and schools and has a railway station with services to Lowestoft and Ipswich with onward connections to London Liverpool Street.

Directions

Take the A146 Beccles and Bungay road from Norwich. Having gone under the southern bypass fork right signposted Bungay on the B1332. Follow this road for about 4.5 miles to Brooke. Just after the garage on the right-hand side of the road, turn left at the crossroad down The Street. Turn right onto Brooke Gardens and then take the next right which will be signposted with a Fine & Country For Sale Board and will lead you down to The Bungalow.

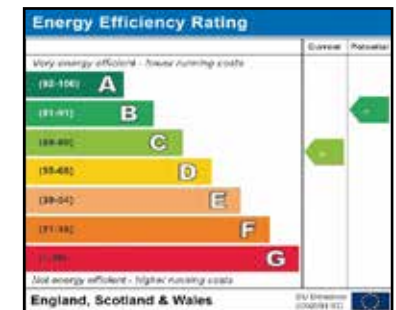
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Mobile Phone Signal - varies depending on network provider,
Broadband Available - please see www.checker.ofcom.org.uk to check both
Mobile and Broadband availability and providers
South Norfolk District Council - Council Tax Band G
Freehold



TOTAL FLOOR AREA : 2266 sq.ft. (210.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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