

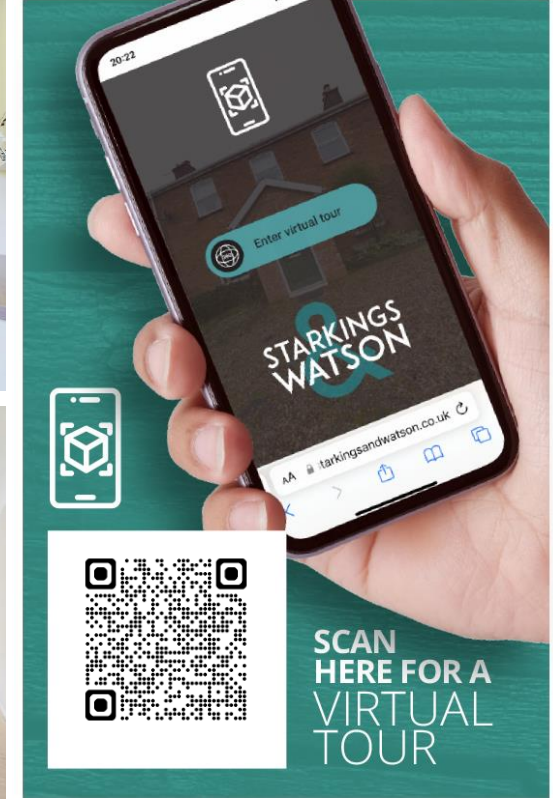
BURGESS WAY

Brooke, Norwich NR15 1JY

Freehold | Energy Efficiency Rating : E

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

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STARKINGS  
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- No Chain!
- Link-Detached Home
- Cul-De-Sac Setting
- Dual Aspect Sitting/Dining Room
- Re-fitted & Modernised Kitchen
- Three Bedrooms
- Family Bathroom
- Private Gardens & Garage

#### IN SUMMARY

NO CHAIN. This link-detached home enjoys an END of CUL-DE-SAC SETTING with PRIVATE GARDENS and an adjoining GARAGE. Having been well maintained, the property enjoys a LARGE HALL ENTRANCE, dual aspect sitting/dining room, and a RE-FITTED and MODERNISED KITCHEN with APPLIANCES to the ground floor. Upstairs, the landing leads to THREE BEDROOMS and the FAMILY BATHROOM - complete with STORAGE and a shower over the bath. The REAR GARDEN remains PRIVATE and NON-OVERLOOKED thanks to MATURE HEDGING, with access to the GARAGE and DRIVEWAY.

#### SETTING THE SCENE

Set back from the road behind a range of mature hedging and shrubbery, a block paved driveway offers off road parking, and access to the main property and adjoining garage. The front footpath weaves past a lawned frontage and mature planted front flower bed.

#### THE GRAND TOUR

Heading inside, the hall entrance offers a low maintenance meet and greet space with stairs rising to the first floor and doors leading to both the sitting room and kitchen. Starting in the sitting room, this spacious dual aspect room offers fitted carpet underfoot, double glazed windows to front and rear and a further door into the adjacent kitchen. The kitchen has been updated and modernised in recent years to incorporate a contemporary work surface and matching up stand, inset electric ceramic hob, built-in eye level electric double oven, integrated fridge freezer and dishwasher. A uPVC double glazed window and door head out to the rear garden, while space is provided for a washing machine. Heading upstairs, the landing provides access to the three bedrooms including the smaller third bedroom with built-in storage over the stairs, whilst the family bathroom offers a white three piece suite including storage under the sink unit and an electric shower over the bath with tiled splash-backs and a glazed shower screen.

#### THE GREAT OUTDOORS

The rear garden is laid to lawn with mature hedging to the rear boundary and timber panel fencing to either side, whilst a mature range of planting can be found throughout the garden along with a useful access into the rear of the garage. The garage offers up and over door to front, power and lighting.



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### 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 1JY

What3Words : ///bumping.acting.blackouts

### 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**  
 standard.  
 Calculations are based on RICS IPMS 3C  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

**Approximate total area**  
 999.32 ft<sup>2</sup>  
 92.84 m<sup>2</sup>



**Floor 1**



**Ground Floor**

