



Old Hall Gardens, Brooke - NR15 1JZ

**STARKINGS  
&  
WATSON**

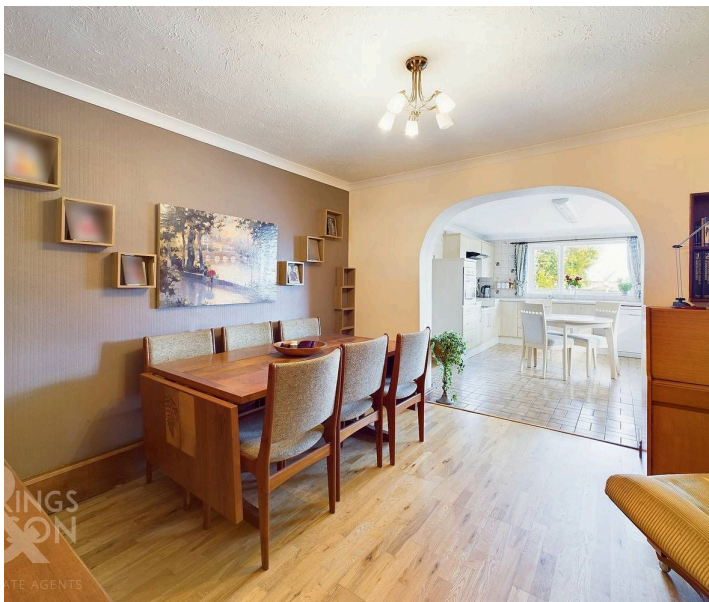
HYBRID ESTATE AGENTS



## Old Hall Gardens

Brooke, Norwich

NO CHAIN. With over 2100 Sq. ft (stms) of accommodation, this SIZEABLE DETACHED HOME backs onto OPEN FIELDS. Having been updated with SOLAR PANELS and AIR SOURCE HEATING, the property offers a FLEXIBLE INTERIOR, wrap around gardens, integral GARAGE and CAR PORT. With OPEN PLAN LIVING and a LIGHT INVITING FEEL, the property includes a PORCH and HALL ENTRANCE - complete with a GALLERIED LANDING. The living space includes a 21' SITTING ROOM, garden room, DINING ROOM and KITCHEN/BREAKFAST ROOM. A W.C, integral garage access and UTILITY ROOM complete the property. Upstairs, FOUR BEDROOMS lead off the landing, including an EN SUITE to the main bedroom, W.C and family bathroom complete with a SHOWER. A LARGE 28' BALCONY leads from one of the bedrooms, offering STUNNING VIEWS across the fields and valley beyond. Outside, the GARDENS are split into two sections including the main garden with patio, and the side garden where there is space for a HOT TUB and SAUNA.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Detached & Extended Family Home
- Panoramic Field Views
- Over 2100 Sq. ft (stms)
- Open Plan Kitchen/Dining Room
- Sitting Room with Garden Room
- Four Double Bedrooms
- W.C, En Suite & Family Bathroom

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, 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.

#### THE GRAND TOUR

Using the main entrance porch, a uPVC double glazed entrance door takes you into the tiled porch way and further entrance hall beyond, with fitted carpet underfoot. The hall entrance offers a galleried landing above, useful built-in storage cupboard and doors leading off to the main living accommodation and kitchen space. The sitting room sits at the front of the property with dual aspect windows to the front and side including a large picture window offering far reaching views down the cul-de-sac, with fitted carpet underfoot.



This spacious room leads seamlessly via sliding patio doors into the adjacent garden room which extends the living space. The garden room is a unique design with sliding glazed panels to both sides and a glass roof above with a sun shade - creating a true garden room style to enjoy the far reaching field views beyond. With underfloor heating and tiled flooring underfoot, throughout the year this unique space simply blends the garden and living accommodation. The dining room sits to the middle of the property with wood flooring underfoot and an open plan aspect to the adjacent kitchen/breakfast room. With a further built-in storage cupboard, the dining room is a fantastic size whilst the kitchen also offers space for a table if required. The kitchen includes a u-shaped arrangement of wall and base level units with an inset electric ceramic hob and built-in eye level electric oven. Space is provided for general white goods including a fridge freezer and dishwasher, with two windows to side and rear offering a light and bright feel. A further door leads to the side lobby area where a door leads to the front driveway, integral garage and a built-in storage cupboard. Also off the lobby is a useful W.C with a two piece suite and the utility room which sits at the back of the property with further storage space and room for general white goods or laundry appliances. Heading upstairs, the carpeted landing offers a built-in air and cupboard housing the hot water tank with doors leading off to the four bedrooms. The main bedroom sits to the far left hand side with a range of built-in wardrobes and bedroom furniture whilst enjoying views over the fields beyond. An ensuite leads off the main bedroom with a four piece suite including a shower and underfloor heating. The second bedroom also offers further built-in storage and a door which leads you out onto the rear balcony. The third bedroom also sits at the rear property and includes a built-in storage cupboard whilst the last bedroom sits the front with two windows ensuring a light and bright feel. Also off the hallway is a useful W.C and further family bathroom including a corner bath and double shower cubicle with a rainfall shower and aqua board splashbacks.

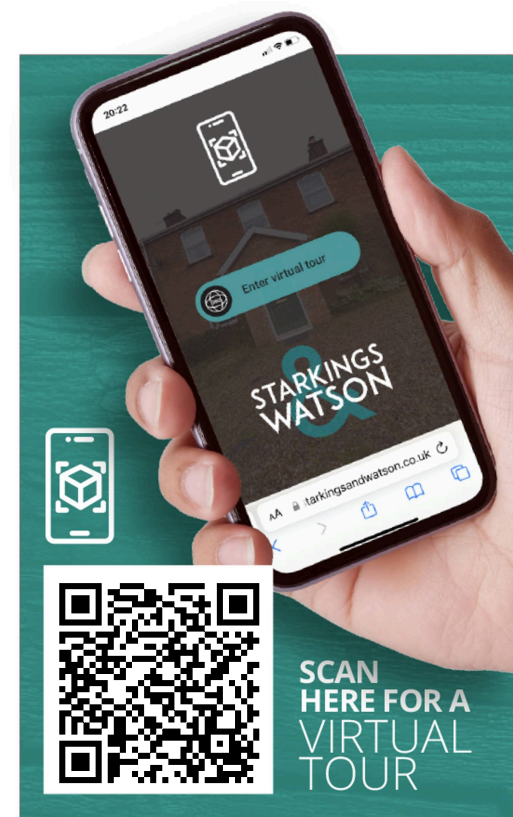
#### FIND US

Postcode : NR15 1JZ

What3Words : ///first.dice.shuttling

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



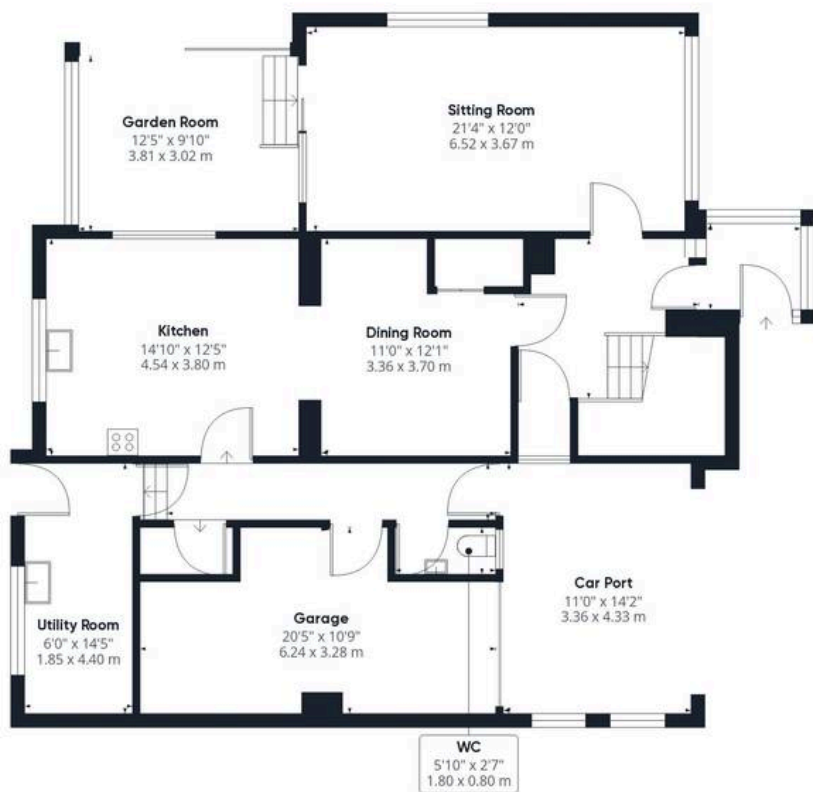




## THE GREAT OUTDOORS

To the outside, starting with the balcony area, stunning views can be enjoyed over the adjacent fields whilst being enclosed with glazed and stainless steel balustrades - complete with artificial grass underfoot. This truly is a private space to enjoy the countryside setting. To the main garden area, lawned gardens wrap around the property to the side and rear with a range of mature hedge and fence boundaries. A patio leads from the garden room with raised borders and beds next door, whilst a further garden area sits towards the front, where a hot tub and sauna are currently situated with a feature pond and enclosed fence boundaries. The integral garage offers further conversion potential if required (stp) and at present includes an up and over door to front, power and lighting.





**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

2119.2 ft<sup>2</sup>  
196.88 m<sup>2</sup>

**Balconies and terraces**

438.95 ft<sup>2</sup>  
40.78 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



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