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Hunters Moon, Welbeck,
Brooke, Norfolk

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ESTATE AGENTS

This well-maintained detached period home with enviable countryside views offers approximately 1400 Sq. ft. of accommodation, located on a 0.4 Acre plot (STS) in the popular village of Brooke. Offering four bedrooms, two reception rooms, utility, ground floor bathroom, generous gardens with plenty of storage with a triple garage, outbuildings and ample off road parking. Viewing advised to appreciate the space and potential on offer.

Accommodation comprises briefly:

- Entrance Hall • Sitting Room
- Dining Room • Kitchen • Utility Room
- Ground Floor Bathroom
- Four Bedrooms • First Floor WC
- Generous Rear Garden
- Outbuildings • Triple Garage
- Ample Off Road Parking
- Countryside Views



Property

Leading off the entrance hall you will find two reception rooms. The spacious 18' sitting room to your left has a window to the front aspect overlooking the delightful front gardens, and as the main focal point a cast iron wood burner for those cosy winter nights. A door leads to the rear hall giving access via stairs to the first floor and further doors lead to the kitchen and ground floor bathroom. This room comprises a bath, separate walk-in shower cubicle, WC, hand wash basin and heated towel rail. Adjacent to the sitting room is the 18' dining room with windows to the front and side aspect allowing natural light to flow into the room, a feature fireplace as the main focal point and tiled flooring. A door leads into the kitchen benefitting from a good range of fitted worktops and cupboards, with space for all appliances and a tiled floor. Doors lead to the inner hall and to the rear garden, while steps take you down into the large utility room giving you all the space you need for further appliances or use as a pantry. Upstairs we find the four bedrooms, two doubles located to the front with views over the garden, one with built-in storage and the two single rooms to the rear with views of the woodland. There is also a first floor WC. This wonderful character property has been fully maintained by the present owners, re-roofed 5 years ago and makes a fantastic family home, while giving the incoming purchaser an opportunity to refurbish or extend (STP) if desired.







Outside

To the front the property is approached via a gated driveway which gives way to an ample parking area with space to turn and a triple garage; two enclosed garages, with first floor storage space, power and lighting, an open car port and a lean-to car port. The generous front garden that runs the length of the drive is mainly laid to lawn with various trees and shrubs bordering and includes a timber summerhouse. The lawned gardens to the side and rear also have various planted borders with woodland beyond. The gardens provide many storage options with a greenhouse and sheds, along with a range of brick outbuildings.

Location

The property is located on a quiet lane in the popular village of Brooke. Conveniently positioned within easy reach of local amenities, including a primary school, farm shop, two public houses, café, veterinary surgery, garage, village hall and a Church. The nearby village of Poringland offers further amenities, including a primary school, high school, library, Post Office, doctors surgery, public houses, Budgens supermarket and One Stop shop. Loddon is also just a short drive away, giving access to the Norfolk Broads, along with schools (including Hobart High and Langley School) and further amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins).

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Solar panels provide income and electricity. Mains water. Septic tank.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: F

Postcode: NR15 1AT

What3Words : ///bangle.cools.swanky

Tenure

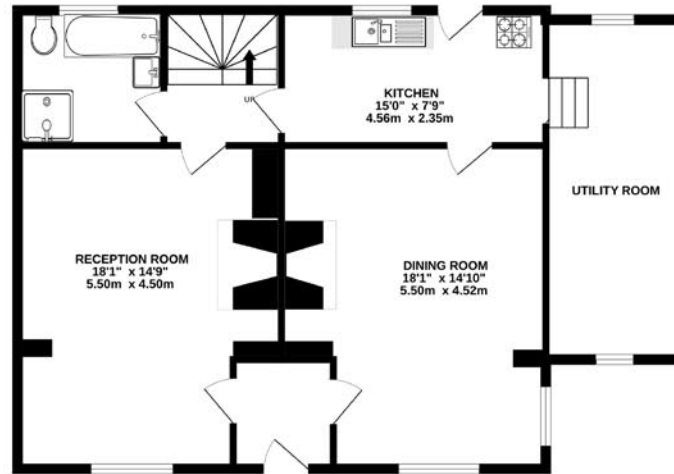
Vacant possession of the freehold will be given upon completion.

Agents' Note

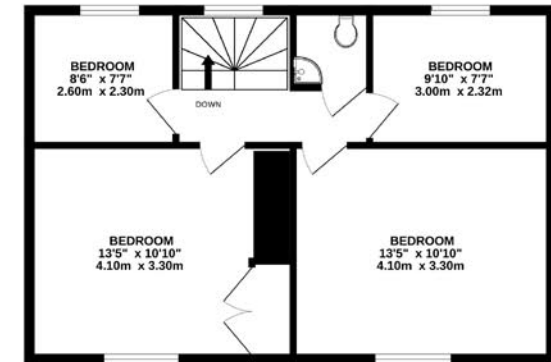
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £550,000

GROUND FLOOR
861 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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