



Kingswood Close, Brooke - NR15 1HU



Kingswood Close

Brooke, Norwich

NO CHAIN. This DETACHED BUNGALOW enjoys an END OF CUL-DE-SAC SETTING, with over 1200 Sq. ft (stms) of accommodation and SOLAR PANELS which boost the eco-credentials. The welcoming ENTRANCE PORCH and HALL leads to a spacious 21' SITTING ROOM, ideal for relaxing or entertaining, which flows seamlessly into a 15' OPEN PLAN STUDY/DINING AREA. The fitted kitchen offers ample storage and work surface space, complemented by a separate UTILITY ROOM for added convenience. At the rear of the property, an impressive 18' CONSERVATORY with FRENCH DOORS provides an excellent space for year-round enjoyment, overlooking the garden. The bungalow offers THREE COMFORTABLE BEDROOMS, each thoughtfully arranged to maximise natural light. The layout is both practical and flexible, with the outdoor space being equally appealing. With LAWN and PATIO SPACE, the garden includes various outbuildings including an INSULTATED WORKSHOP/STUDIO



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow in an End of Cul-De-Sac Setting
- Approx. 1200 Sq. ft (stms) of Accommodation
- 21' Sitting Room with 15' Open Plan Study/Dining Space
- Fitted Kitchen & Separate Utility Room
- 18' Conservatory with French Doors
- Three Bedrooms
- Enclosed Gardens with Shed & Summerhouse & Workshop Space with Power

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.



SETTING THE SCENE

Occupying a cul-de-sac setting and approached via a hard standing tandem driveway. Off road parking can be found for several vehicles leading to the carport. The front gardens are laid to lawn and enclosed with mature hedging offering a high degree of privacy.

THE GRAND TOUR

Heading inside, the porch entrance offers the ideal meet and greet space with tiled flooring underfoot and a door taking you to the main hall entrance - complete with fitted carpet and ample space for coats and shoes. A door leads to the kitchen with useful built-in storage cupboard adjacent, and opening taking you to the main living space. The sitting/dining room is fully open plan offering a flexible range of uses with fitted carpet flowing through the entire space. Flooded with natural light, a large front facing window is complemented by secondary windows in the dining area facing to front and rear, with space for a dining table or study area. The extended living space is perfect for family friendly living. A further door takes you to an inner hall where the bedroom accommodation leads off with a useful built-in storage cupboard and door to the kitchen. The fitted range of wall and base level units offer storage, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs and an extractor fan. The utility room provides space for general white goods including a fridge freezer, washing machine and tumble dryer, with work surface and cupboard storage space and floor standing oil fired central heating boiler. A door takes you to the front driveway and a further door leads out to the garden. The main bedroom leads off the hall entrance with fitted carpet underfoot and a rear facing window whilst the second bedroom sits opposite and is finished in a similar style. The third bedroom creates a link to the conservatory living space with fitted carpet underfoot creating the ideal study or occasional bedroom.

The conservatory enjoys garden views to side and rear, with French doors leading out and tiled flooring underfoot with ample space for soft furnishings and a dining table. Completing the property is the shower room with a white three piece suite including tiled splash-backs and tiled flooring, with a corner shower cubicle including electric shower and heated towel rail.

FIND US

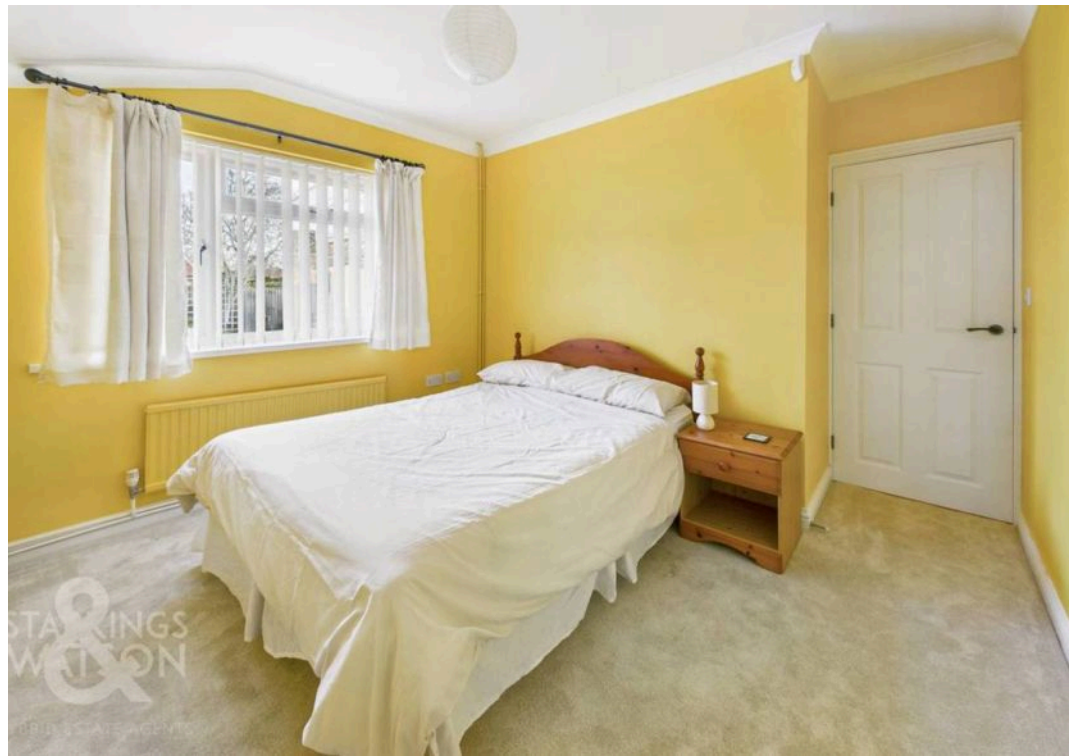
Postcode : NR15 1HU

What3Words : ///wrist.crows.peanut

VIRTUAL TOUR

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



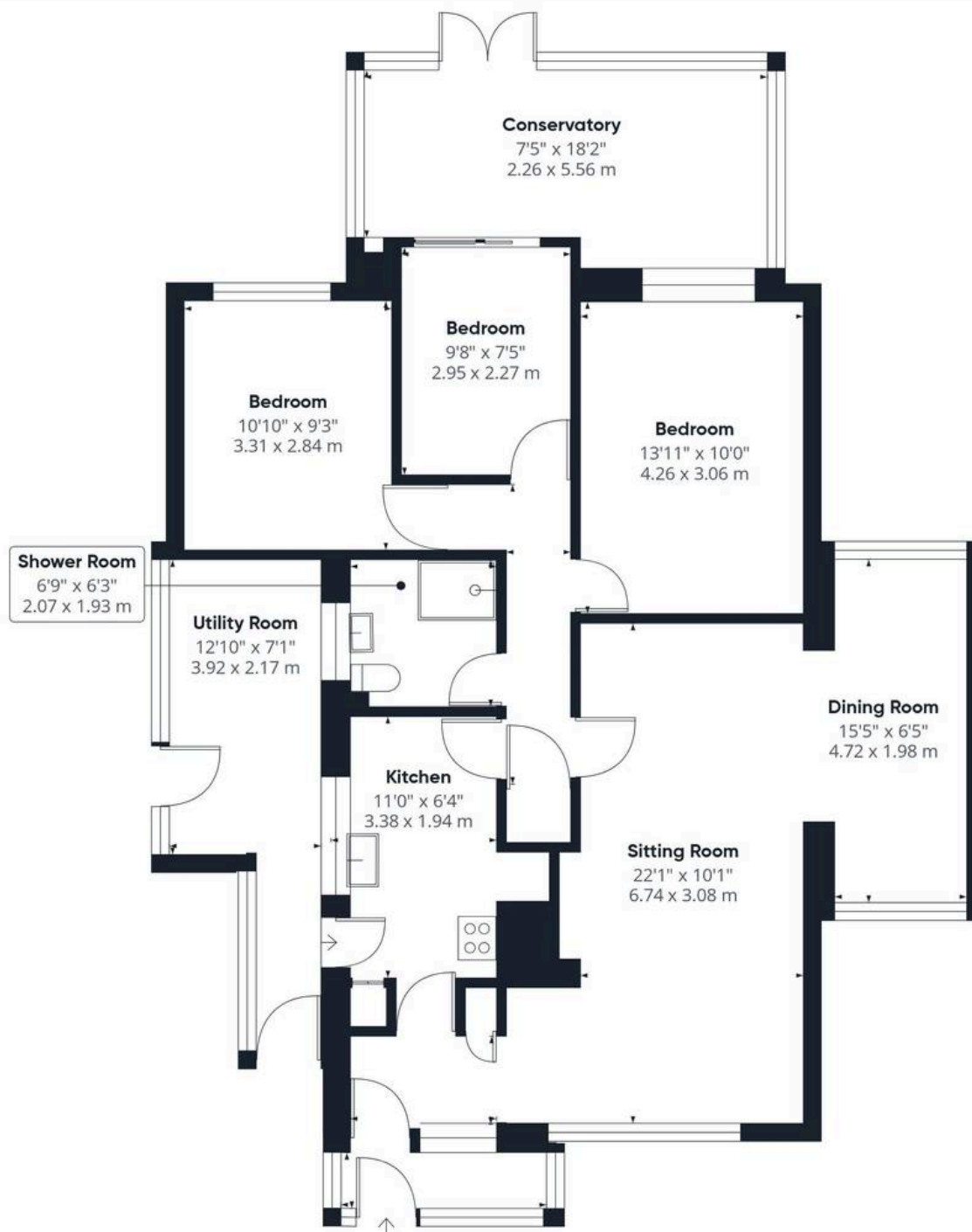




THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing with mature planting to all boundaries. The main garden is laid to lawn and includes a feature pond to one side with a useful timber built storage shed and further timber built and insulated workshop/studio space with power and lighting. A patio area extends from the conservatory and sits towards the side of the bungalow with gated access to the front. A timber built summer house which has electricity, is tucked to the far corner, enjoying the afternoon sun.





Approximate total area⁽¹⁾

1201 ft²

111.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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