



St. Peters Road, Brooke - NR15 1LG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Peters Road

Brooke, Norwich

Vendors have found their next home! Presenting a RARE OPPORTUNITY to acquire this SEMI-DETACHED Scandinavian influenced CHALET, situated on a generous 0.16 ACRE SOUTH FACING PLOT (stms). Backing directly onto the VILLAGE PLAYING FIELD, this inviting property offers approximately 980 Sq. ft (stms) of thoughtfully arranged accommodation. The heart of the home is the impressive 21' KITCHEN/DINING ROOM - featuring a PART-VAULTED CEILING and direct access to the rear garden, ideal for both family living and entertaining. The bright and spacious 15' SITTING ROOM boasts a feature FIREPLACE and delightful views over the gardens, creating a welcoming space for relaxation. The flexible layout provides up to THREE BEDROOMS over the two floors, perfect for families or those seeking a home office or guest accommodation. The RE-FITTED FAMILY BATHROOM includes a MODERN SUITE with a SHOWER, ensuring comfort and convenience for all residents. Various UPGRADES have been completed in recent years including an UPGRADED ELECTRIC FUSE BOX and new oil tank.

The SOUTH-FACING rear GARDEN enjoys an open aspect and backs onto the village playing field, providing a wonderful sense of space and privacy. A large lawned area is complemented by a RAISED PATIO, seamlessly extending from the kitchen and dining room, offering an ideal setting for alfresco dining and outdoor entertaining.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Vendors Found their Next Home!
- Semi-Detached Scandinavian Influenced Chalet
- Approx. 0.16 Acre South Facing Plot (stms)
- Approx. 980+ Sq. ft (stms) of Accommodation
- 15' Sitting Room with a Feature Fireplace & Garden Views
- 21' Kitchen/Dining Room with a Part Vaulted Ceiling
- Up to Three Bedrooms & a Re-fitted Family Bathroom with Shower
- Backing Onto the Village Playing field



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

Set back from the road and approached via a shingle driveway, mature hedging encloses the front and side boundaries with access leading to the main property and gated rear garden.

THE GRAND TOUR

Stepping inside the hall entrance offers the ideal meet and greet space, with wood flooring underfoot, stairs rising to the first landing and a useful built-in storage cupboard. As you head into the property, to your left hand side a ground floor bedroom or reception room can be found, with a feature fireplace to one corner, front facing window and fitted carpet underfoot. The main sitting room sits to the rear offering garden views via the rear facing window, with continued wood flooring and a feature open fireplace with built-in storage cupboards and shelving either side. A door leads off to the open plan kitchen/dining room which sits under a part-vaulted ceiling with a light and bright aspect due to the dual facing views to the front and rear - with three windows and French doors leading out to the garden. The kitchen offers a range of wall and base level units, with integrated cooking appliances including an inset electric hob, and built-in electric double oven with matching up-stands and tiled splash-backs running around the work surface. Space is provided for a fridge freezer, dishwasher and washing machine, with a floor standing oil fired central heating boiler and ample space for a dining table.

The ground floor bathroom has been re-fitted to offer a modern white four piece suite including a panelled bath with mixer shower tap and walk-in double shower cubicle with a thermostatically controlled twin head rainfall shower. Attractive tiled splashbacks are installed with useful storage under the hand wash basin and a heated towel rail.

Heading upstairs, the carpeted landing includes a large built-in storage cupboard with doors leading off to two double bedrooms, with the main bedroom including a built-in wardrobe. Both are finished with fitted carpet and uPVC double glazed windows facing to the rear, enjoying garden views.

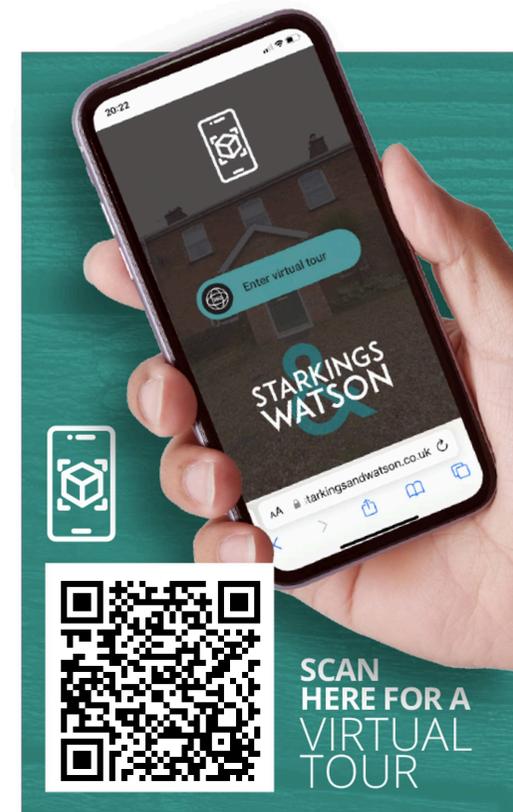
FIND US

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What3Words : ///kipper.goose.kinks

VIRTUAL TOUR

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



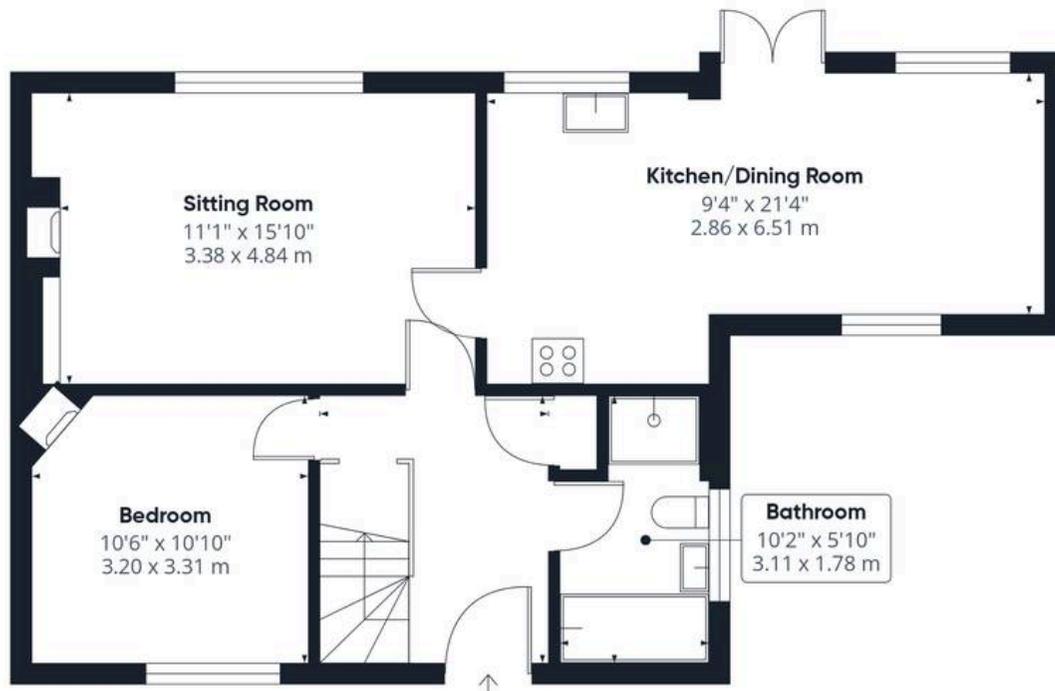




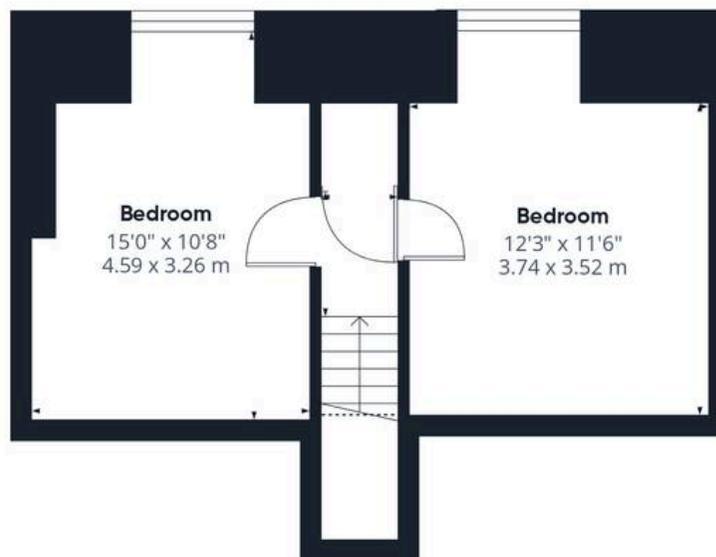
THE GREAT OUTDOORS

Heading outside, the rear garden offers an open rear aspect whilst including a large lawned expanse and a raised patio which extends from the kitchen/dining room with ample room for outside entertaining and alfresco dining. A range of mature planting, trees and shrubbery can be found throughout the garden offering a picture of colour throughout the spring and summer months, whilst the shingle driveway continues to the side of the property where a variety of timber built storage sheds can be found. The oil tank sits to the right hand side with enclosed hedge and fence boundaries throughout the plot.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

981 ft²

91.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.