



Edward Seago Place, Brooke, Norwich

Guide Price £300,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Semi Detached Barn Conversion
- ✓ Character Features Throughout
- ✓ Two Principal Reception Rooms
- ✓ Three Bedrooms
- ✓ Family Bathroom & Cloakroom
- ✓ Low Maintenance South Facing Garden
- ✓ Ample Parking & Garage

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





NO CHAIN! A delightful **CHARACTERFUL** semi-detached **BARN CONVERSION** located in the **SOUGHT AFTER** south Norfolk village of **BROOKE**, with **SOUTH FACING GARDENS**. Converted in the 1980's, this stunning brick built barn conversion could benefit from **SOME UPDATING**, but currently offers **OIL FIRED CENTRAL HEATING**, **DOUBLE GLAZED** windows as well, as latch lever timber doors internally. The accommodation comprises a bright **ENTRANCE HALL**, **FAMILY BATHROOM**, **MODERN KITCHEN/dining room**, and **SITTING ROOM** with **WOOD BURNER** and sliding doors opening onto the **SOUTH FACING GARDEN**. To the first floor, **THREE BEDROOMS** and a separate cloakroom complete the property. Externally there is so much potential with a **SIZEABLE PRIVATE DRIVEWAY**, with ample parking leading to the attached **GARAGE**. To the rear, an enclosed sunny **PRIVATE GARDEN** is perfectly set for outside entertaining.

LOCATION

The property is located in Brooke which is a highly sought after village situated approximately eight miles South of Norwich. Located between the main village, and Poringland, the village offers a regular bus service, primary school, farm shop, post office, garage, popular walks and village hall. The nearby village of Poringland is a short car journey or cycle ride away, offering a further extended range of amenities.

DIRECTIONS

You may wish to use your Sat-Nav (NR15 1HL), but to help you...Leave Poringland heading past our Shotesham Road office and continue south signposted Brooke on the B1132 Bungay Road. Follow the road until you enter the village of Brooke. Edward Seago Place is a small cul-de-sac located on the right hand side just before the garage with the property indicated by our For Sale board.

The property is approached via a shingled driveway providing ample off road parking, with a paved pathway leading to the main entrance door.

Double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, wood panelling, full height double glazed windows to front, stairs to first floor landing with built-in under stairs storage cupboard, doors to:

FAMILY BATHROOM

11' 4" x 5' 6" (3.45m x 1.68m) Three piece suite comprising low level W.C, pedestal hand wash basin, walk-in double shower cubicle with electric shower, tiled splash backs, double glazed window to front, radiator, built-in alcove storage, wood effect flooring, smooth ceiling.

KITCHEN/DINING ROOM

11' 6" x 11' 3" (3.51m x 3.43m) Comprehensive fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset hob and built-in electric oven with extractor fan, space for washing machine, fridge freezer and dishwasher, oil fired central heating boiler, radiator, double glazed window to rear, smooth covered ceiling.

SITTING ROOM

18' 10" x 11' 8" Max. (5.74m x 3.56m) Feature brick and tiled fire place with hearth housing a cast iron multi fuel burner, fitted carpet, radiator x2, shelved storage, full height double glazed window to rear with double glazed sliding door leading onto the rear terrace, part vaulted wood panelled ceiling and smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard, smooth covered ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

10' 2" x 9' (3.1m x 2.74m) Fitted carpet, radiator, double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

11' 4" x 8' 6" (3.45m x 2.59m) Fitted carpets, radiator, double glazed window to side, smooth ceiling.

BEDROOM

8' 8" x 6' 4" (2.64m x 1.93m) Fitted carpet, radiator, double glazed window to side, velux window to front, built-in wardrobes, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, extractor fan, fitted carpet, smooth ceiling.

OUTSIDE REAR

The rear garden is entirely paved and shingled for ease of maintenance. The garden is south facing with a pretty terraced seating area, which is ideal for outside entertaining with various mature shrubs and planted areas. There is a hidden area to the rear where there is a garden shed, oil tank and access to the attached single garage.

GARAGE

16' 6" x 9' 1" (5.03m x 2.77m) The garage is brick built with a vaulted ceiling comprising up and over door to front, power and lighting.





Ground Floor
 Approximate Floor Area
 512 sq. ft
 (47.56 sq. m)

First Floor
 Approximate Floor Area
 393 sq. ft
 (36.51 sq. m)

Approx. Gross Internal Floor Area 905 sq. ft / 84.07 sq. m

Agents Note: 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