

A large, stylized letter 'S' in a dark green color with intricate, lighter green floral and vine-like patterns inside it, positioned at the top center of the page.

S

THE STORY OF

10 Norwich Road

Brooke, Norfolk

SOWERBYS

S

THE STORY OF

10 Norwich Road

Brooke Norfolk
NR15 1AB

- Substantial Detached Family Home
- Immaculately Presented Throughout
- Four/Five Bedrooms
- Superb Front and Rear Gardens
- Open Plan Living Options
- Splendid Views
- Idyllic and Popular Village Location
- Large Driveway and Double Garage
- With Easy Reach of Norwich

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“This is our warm, bright and welcoming home. We’ve found our favourite spots to be those offering fantastic garden views.”

Standing proudly within a thriving garden, alive with colour, this impeccable family home boasts immaculate interiors alongside the versatility and ease of maintenance needed to accompany a fulfilling family life - in an idyllic village location.

The varied accommodation is packed with personality whilst reams of natural light hit every corner of the home, ushering in splendid views of the gardens from every room.

At the end of the long driveway, the front door reveals the welcoming entrance hall, giving way to all further accommodation.

The kitchen to the rear of the home is a wonderfully bright space with room for a small breakfast table - and of course, uplifting views of the thriving rear garden.

Adjacent to the kitchen, the striking living/dining room stretches the entire length of the house and makes for a brilliantly sociable space in which to enjoy the company of friends and family, especially with direct access to the rear sun terrace through the dining area. The ground floor is completed by a well-equipped utility room, and a guest WC.



“The space we have here has meant we could throw large family house and garden parties.”

The first floor is home to no less than four excellent bedrooms, with a potential fifth currently serving perfectly as a first floor study.

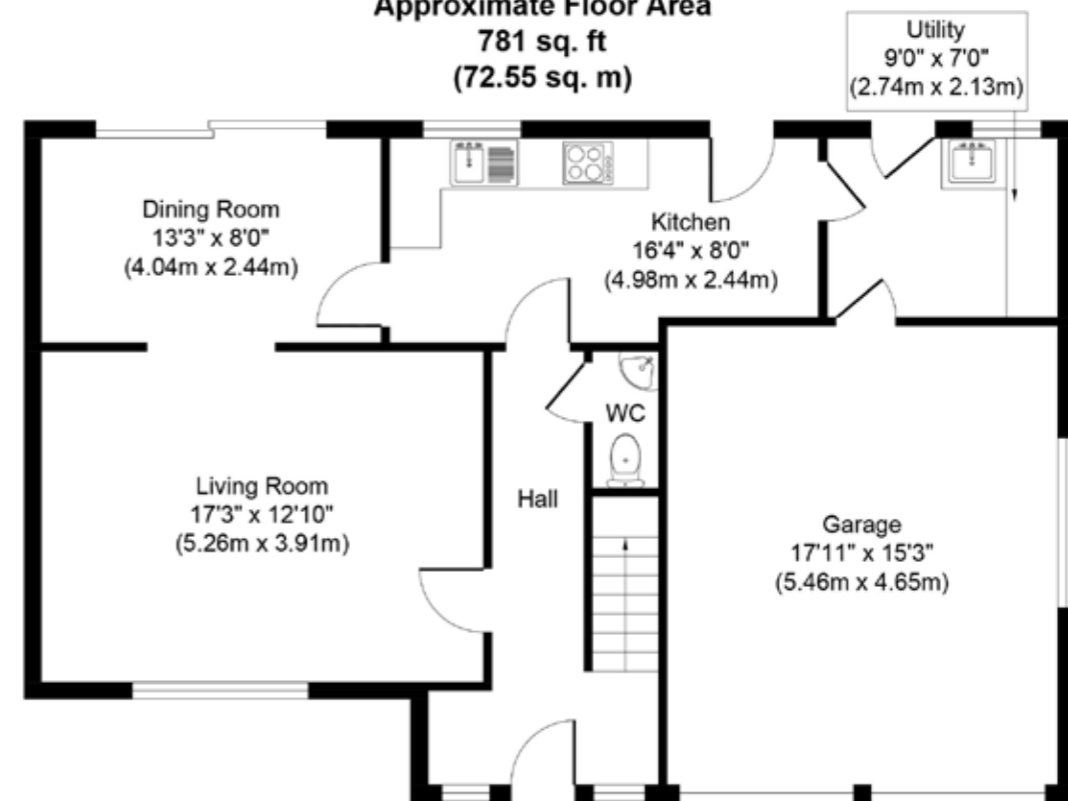
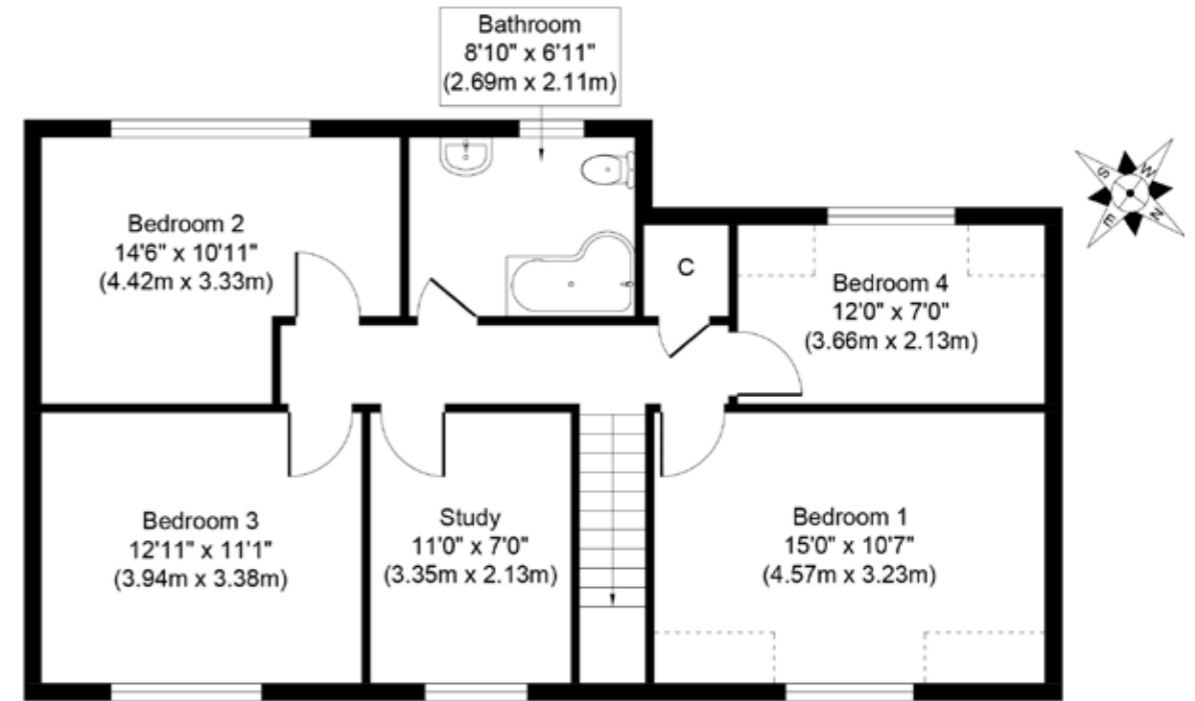
The principal bedroom enjoys generous proportions and yet more natural light filling the characterful room. The further bedrooms include two further generous doubles, whilst a charming single/twin is set into the eaves of the home. As mentioned, an excellent study can be found in the centre of the first floor, making for an invaluable versatile space. All bedrooms are well-served by the central family bathroom.

The first impressions of this home will leave you in little doubt that amongst the most striking of its features is of course the remarkable plot in which it sits.

A sprawling front garden is bordered by mature hedges and provides two large parking areas linked by the long driveway and manicured front lawn, being further complemented by the substantial double garage.

To the rear, an extraordinary oasis of calming natural surroundings is found with yet more manicured lawn running all the way to the bottom of the garden, interspersed with thriving flower beds under the dappled shade of mature trees including a handsome Eucalyptus. Further features of the enviable garden includes the expansive sun terrace enjoying all day sunshine and a fabulous summer house nestled at the corner of the plot – a brilliantly maintained and happy space to while away the hours with good company and tranquil surroundings.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Brooke

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular south Norfolk village, Brooke is located approximately seven miles south of the cathedral city of

Norwich and is centred around a picturesque mere.

The village offers some day-to-day amenities that include a local public house and restaurant, local cafe, butchers, a local shop and primary schooling. There is also a regular bus service.

This ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and

the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“We built a beautiful summer house which gifts a great place to see the wildlife in the garden.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8636-7726-4850-1521-1926

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

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