



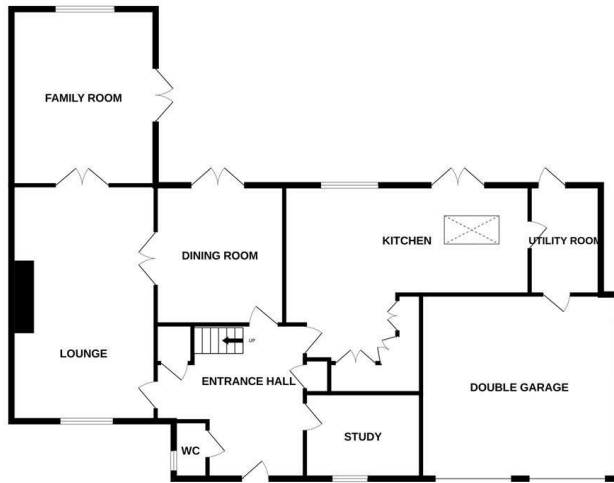
Wrenwood, 27 High Green | Brooke | Norwich | NR15

£850,000

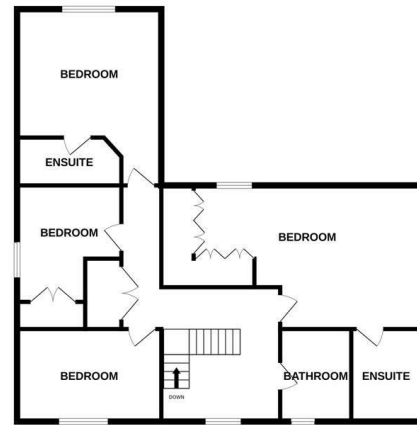
****SIMPLY STUNNING EXTENDED AND RENOVATED DETACHED FAMILY HOME SITTING ON A GENEROUS PLOT**** Gilson Bailey are delighted to offer this BEAUTIFUL, FOUR BEDROOM, EXTENDED, DETACHED HOUSE situated in the charming village of Brooke located to south of Norwich. Accommodation comprising large welcoming entrance hall, cosy lounge with a wood burner, dining room, wonderful bespoke fitted kitchen, utility room, garden room, study and WC to the ground floor. On the first floor there are FOUR GENEROUS SIZE BEDROOMS and a family bathroom off landing with two bedrooms having EN-SUITE SHOWER ROOMS. Outside there is a LARGE SWEEPING DRIVEWAY providing ample off road parking leading to a DOUBLE GARAGE with power, lighting further parking and home storage. To the rear there is a SOUTH FACING, PRIVATE LAWNED GARDEN with a lovely patio seating area ideal for entertaining or alfresco dining. The house benefits from double glazing, new electrics, oil heating (new system in 2020), NO ONWARD CHAIN and has been extended and renovated to a high standard by the current vendors. The property makes the perfect family home so be quick to book a viewing to appreciate the size and location on offer.

G
gilsonbailey

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

Location

Brooke situated approximately seven miles south of the historic Cathedral City centre of Norwich with local amenities including popular primary school, Kings Head pub/restaurant, village hall, garage, highly regarded butcher (Frank Spurgeon Butchers) farm shop, bowls club, restaurant, tennis and cricket clubs. There are an even wider range of amenities in nearby Poringland.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, study, WC and light oak staircase to first floor.

Lounge 21'9" x 13'5"

Double glazed window, radiator, wood burner, double doors to dining room and garden room.

Dining Room 12'11" x 11'10"

Patio doors, radiator.

Kitchen 22'11" x 19'1"

Quality fitted Eric Bates & Sons bespoke units with worktops over, sink and drainer, fitted induction hob and double oven, integrated fridge, freezer, dishwasher and wine rack, radiator, patio doors, double glazed window, roof skylight.

Utility Room 11'3" x 6'5"

Quality fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, radiator, door to rear.

Garden Room 16'3" x 13'3"

Patio doors, double glazed window, radiator.

Study 10'10" x 7'4"

Double glazed window, radiator.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to four bedrooms, bathroom and large cupboard.

Bedroom One 19'1" x 12'11"

Two double glazed windows, radiator, built in wardrobes.

En-Suite 8'5" x 4'9"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 16'3" x 13'3"

Double glazed window, radiator.

En-Suite 9'10" x 4'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Three 13'5" x 8'5"

Double glazed window, radiator.

Bedroom Four 11'1" x 10'0"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'6" x 5'6"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden with mature trees and a large driveway providing ample off road parking.

Double Garage 18'6" x 17'0"

With power, lighting, further parking and home storage.

Outside Rear

South facing lawned garden, patio seating area, enclosed by fencing and trees.

Local Authority

South Norfolk District Council, Tax Band F.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band F

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
 01603764444