

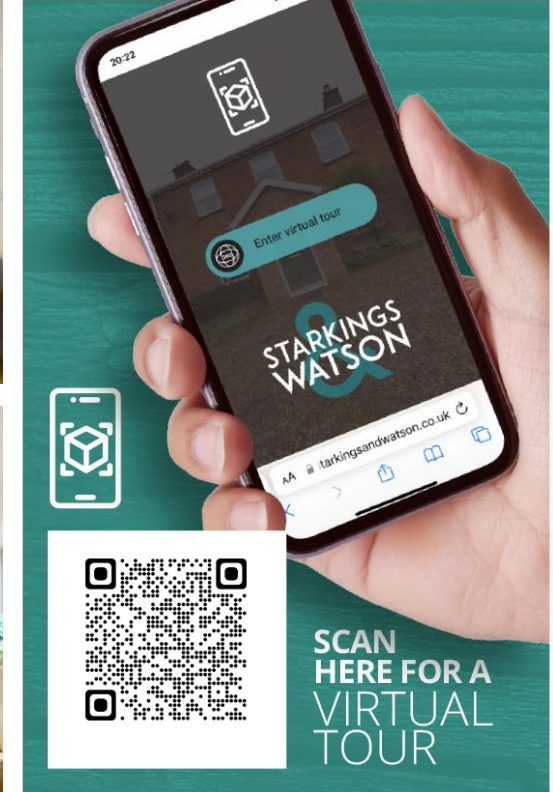
BURGESS WAY

**Brooke, Norwich NR15 1JY**

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

**FOR SALE**  
PROPERTY



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- Immaculate Extended Family Home
- Panoramic Field Views to Rear
- Cul-De-Sac Setting
- Large Hall Entrance with Storage
- Sitting Room with Multi-Fuel Burner
- Open Plan Kitchen/Dining Room
- Four Double Bedrooms
- Private Landscaped Gardens

#### IN SUMMARY

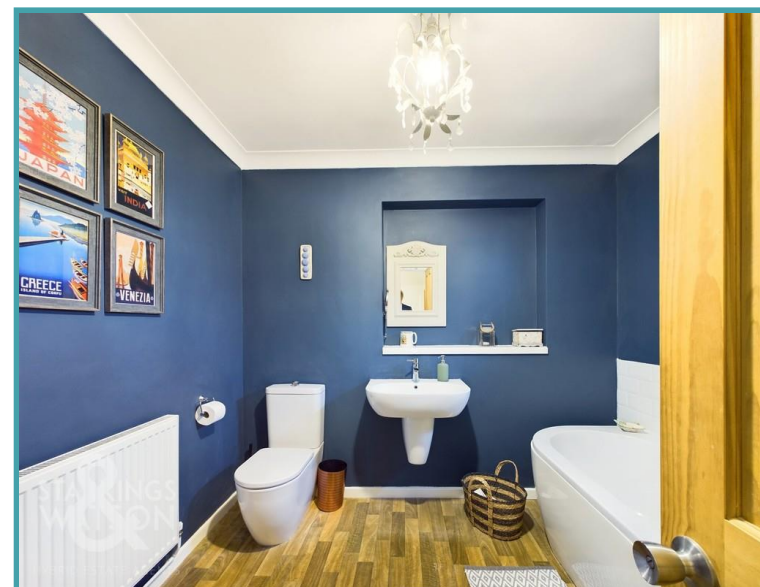
EXTENDED and MODERNISED, this STUNNING link-detached home BACKS onto FIELDS, and includes an OPEN PLAN LAYOUT with fantastic RECEPTION SPACE including the sitting room with a MULTI-FUEL BURNER. Situated in a QUIET CUL-DE-SAC, this much loved family home is well situated for VILLAGE LIFE and SCHOOLING. With the extended layout, the property has been transformed for easy living, starting with a large HALL ENTRANCE with a full range of built-in STORAGE CUPBOARDS. Doors lead to the ground floor W.C, and SITTING ROOM. Open plan, the main living space leads into a sitting/dining room which runs across the width of the property with TWO SETS OF BI-FOLDING DOORS. Continuing around, the KITCHEN is also open plan, with a STRIKING range of CONTRASTING UNITS and CURVED EDGES. Wood flooring runs through the space, with a further UTILITY ROOM and storage garage beyond. Upstairs, FOUR BEDROOMS and the family bathroom lead off the landing, with an EN SUITE to the main bedroom.

#### SETTING THE SCENE

Situated at the end of a cul-de-sac, the shingle frontage provides off-road parking for several vehicles with access leading to the main property, integral storage garage and gated rear garden. The property is set back from the neighbouring property, offering a high degree of privacy.

#### THE GRAND TOUR

Heading inside the front entrance door, a large welcoming hall entrance can be found with tiled flooring underfoot for easy maintenance. A storage recess is provided for coats and shoes, with two built-in double storage cupboards with further storage above. Stairs lead to the first floor landing with a door to the main sitting room, and a further door to front which leads to the W.C - finished with a two piece white suite and tiled splash-backs. Heading into the sitting room, wood flooring runs underfoot with a feature fireplace housing a cast iron multi-fuel burner, with an opening to both the kitchen and sitting/dining room which runs across the rear of the property. The majority of the ground floor is open plan with potential to separate if required, utilising the generous proportions and fantastic views across the rear of the garden via twin sets of bi-folding doors. The main sitting room offers ample space for soft furnishings, whilst the dining area includes further seating space and room for a sizeable dining table. The kitchen is also open plan from the dining area, with a range of contrasting wall and base level units, with curved edges and square edge work surfaces. An inset ceramic sink and drainer unit can be found, with space for a range style cooker and further white goods. A door leads to a useful utility room with space for laundry appliances, and a further door to the integral storage garage which offers further conversion potential. Heading upstairs the landing is also a sizeable space and currently includes a built-in storage cupboard and space for a bookshelf or similar furniture with doors leading to the four double bedrooms. The main bedroom is located to the rear of the property with a double glazed window providing fantastic views over the rear garden and the fields beyond, with a door leading to the en-suite shower room with a double shower and tiled splash-backs. With recessed spotlighting above, a heated towel rail is also installed. The second bedroom is fully carpeted and faces to front with a range of built-in storage, with a further bedroom located to the front



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with wood flooring underfoot. The fourth bedroom provides views to the rear of the garden and completes the bedroom accommodation. The family bathroom can also be found off the landing with a contemporary white three piece suite comprising a wall mounted hand-wash basin and feature double ended bath with mixer tap and tiled splash-backs.

#### THE GREAT OUTDOORS

The rear garden has been fully landscaped making use of its bright and sunny aspect and panoramic field views at the rear boundary. A sweeping brick-weave and cobblestone path weaves down the garden with lawned gardens to both sides and a large patio area which leads from the kitchen bi-folding doors, running across the full width to rear of the property with railway sleepers enclosing the space. A range of raised planted beds can be found to both sides with a timber storage shed and gated access to the side of the property.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR15 1JY

What3Words : ///outings.stall.soggy

#### VIRTUAL TOUR

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

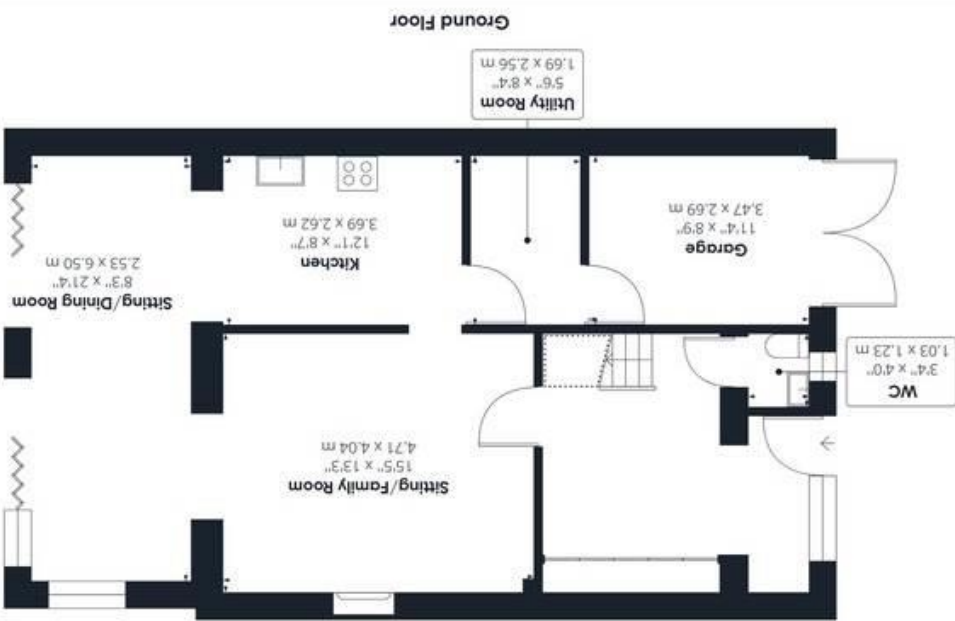
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 1514.15 ft<sup>2</sup>  
 140.67 m<sup>2</sup>

Reduced bedroom  
 14.19 ft<sup>2</sup>  
 1.32 m<sup>2</sup>