

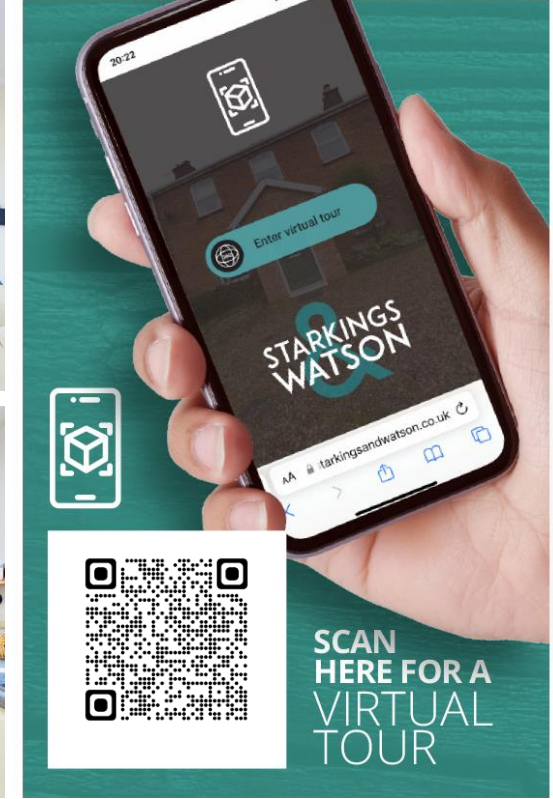
BURGESS WAY

Brooke, Norwich NR15 1JY

Freehold | Energy Efficiency Rating : C

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

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PROPERTY



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**STARKINGS
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- Extended Detached Family Home
- Cul-De-Sac Setting
- Ample Parking & Storage Garage
- Hall Entrance with W.C
- 16' Kitchen/Breakfast Room
- 20' Sitting/Dining Room
- Four Bedrooms
- Private Lawned Gardens

IN SUMMARY

With over 1350 Sq. ft (stms) of accommodation, this EXTENDED DETACHED family home is tucked away in a CUL-DE-SAC setting, with a HUGE 20' OPEN PLAN SITTING/DINING ROOM. With a FLEXIBLE LAYOUT the adjacent UTILITY ROOM and STORAGE ROOM offer further potential. With OFF ROAD PARKING to front, the remaining garage offers storage, with an electric door to front. To the rear, the GARDEN is LAID TO LAWN with a PATIO extending from the main living space and a useful storage space to side. Internally the HALL ENTRANCE offers storage, with a useful W.C, open plan KITCHEN/BREAKFAST ROOM with a modern range of HIGH GLOSS UNITS, 20' open plan sitting/dining room, study, utility room and storage room. Upstairs, FOUR BEDROOMS lead off the landing, with the main bedroom including an OPEN PLAN EN SUITE SHOWER, with a further family bathroom.

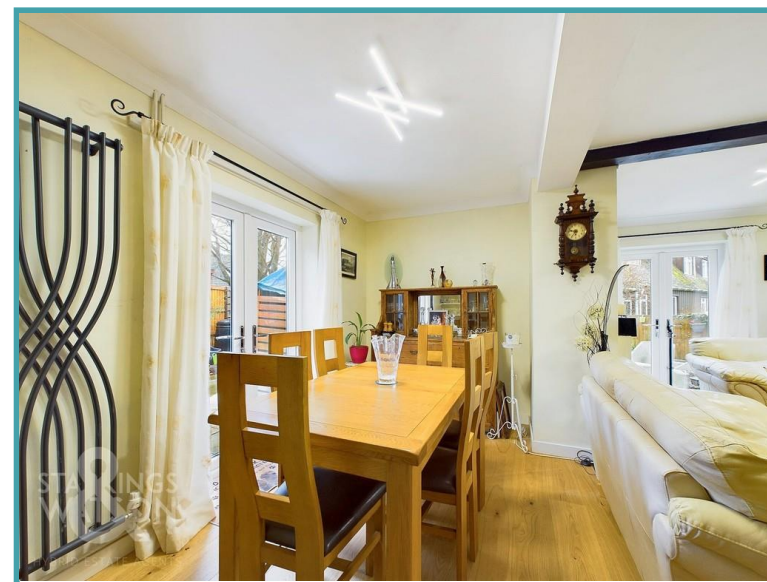
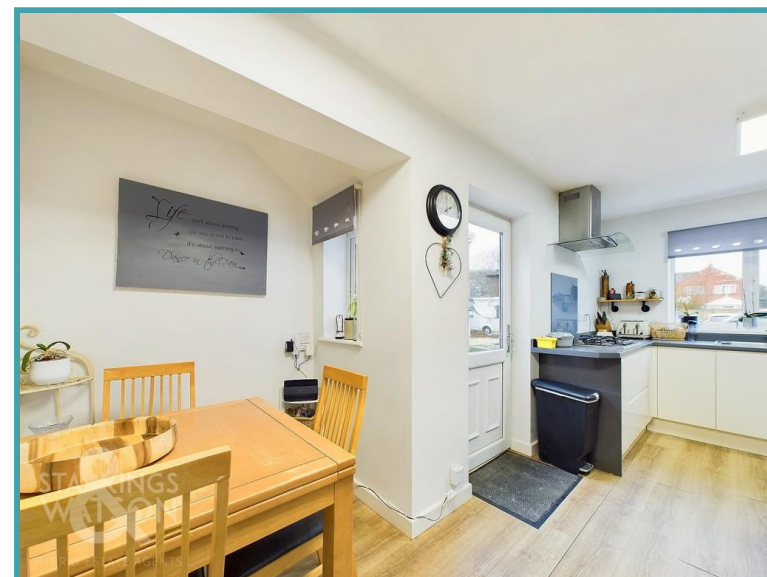
SETTING THE SCENE

Siting at the end of the cul-de-sac, a shingle driveway provides off road parking for several vehicles, with a

planted seating area to one side. Access leads to the storage garage, with an outside water supply and pathway to the front door.

THE GRAND TOUR

Wood effect flooring can be found underfoot in the hall entrance, with a range of storage and stairs leading to the first floor. The kitchen sits to your right, having been updated and modernised with a high gloss range of wall and base level units. An inset gas hob and built-in electric double oven can be found, with an integrated dishwasher and space for fridge/freezer. Wood effect flooring runs under foot, with a useful door to the side and space for a dining table. Back to the hall, a useful W.C offers a two piece suite with a storage cupboard under the sink. The main living space sits in the centre of the home, with a useful storage recess and feature decorative radiators. Flooded with natural light, this extended room features a cast iron wood burner, creating a cosy and warm feeling. French doors lead to the rear garden, with doors leading to the useful study, and utility room. The utility is open plan to a secondary storage room, with a range of storage, space for white goods, and potential to use the space for other needs. A further door leads to the storage garage. Upstairs, four bedrooms lead off the landing with a mix of wood effect flooring and carpets under foot. The main bedroom includes an open plan en suite shower room, with a hand wash basin, storage and rainfall shower. The family bathroom completes the property with a three piece suite, with further storage and a shower over the sink.



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THE GREAT OUTDOORS

The sitting room French doors open to a large patio seating area, with timber fencing to rear, and a useful door to the utility room. Raised beds separate the patio and the lawned area, with low level box hedging and rear gated access. Side access can also be found, with a storage area and oil tank. The garage offers storage, with an electric door to front, power and lighting.

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 : ///lawfully.bench.spenders

VIRTUAL TOUR

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

AGENTS NOTE

The property benefits from solar panels via a rent a roof scheme, providing some free electricity. Purchasers should confirm with their mortgage lenders that the scheme is acceptable to them before proceeding.

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is related to an employee of Starkings & Watson. For the sake of clarity, before entering into negotiations please seek clarification on this point.

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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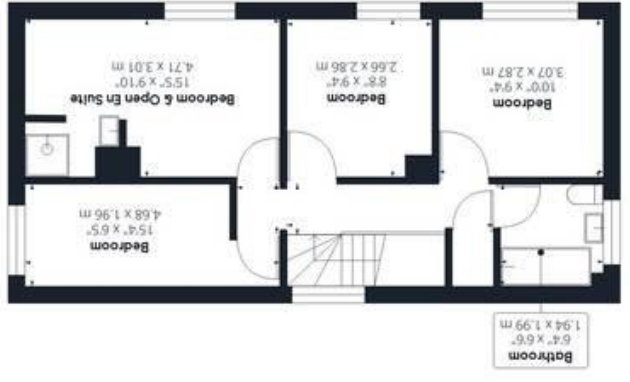
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area^m
 1351.32 ft²
 125.54 m²



Floor 1



Ground Floor

