

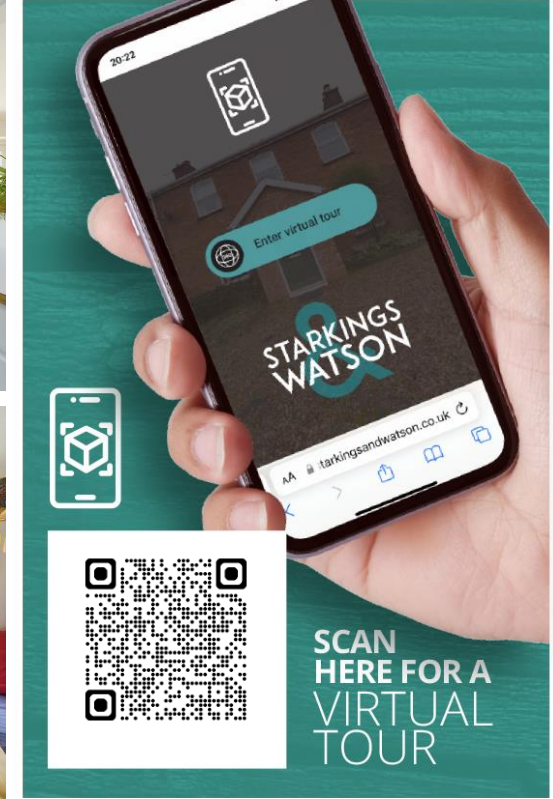
BURGESS WAY

Brooke, Norwich NR15 1JY

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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STARKINGS & WATSON

- Semi-Detached Family Home
- Spacious Hall Entrance
- Open Plan Kitchen/Dining Room
- French Doors to Rear
- Three Bedrooms
- Family Bathroom with Shower
- Lawned Gardens
- Garage & Driveway

Tucked away in a CUL-DE-SAC SETTING, this semi-detached home offers a REMODELLED INTERIOR, with off road parking and a GARAGE. Having been UPDATED to create a FAMILY FRIENDLY LIVING SPACE, the property is finished with a contemporary décor, oil fired CENTRAL HEATING and uPVC double glazing. The SPACIOUS HALL ENTRANCE is great for storage, with doors to the SITTING ROOM and modern KITCHEN/BREAKFAST ROOM with ample storage and FRENCH DOORS to the rear garden. Upstairs offers THREE BEDROOMS and the modern family BATHROOM with a SHOWER OVER the bath. Outside, the GARDEN offers a SECLUDED feel with well stocked borders and a central LAWN.

LOCATION

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, post office, 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR15 1JY), but to help....Leave Poringland and continue south signposted

Brooke on the B1132 Bungay Road. Upon entering Brooke pass the local Garage and Public House. Turn left onto The Street and left onto St Peters Way, where Burgess Way can be found on the left hand side. Follow the road taking the last cul-de-sac on the left, where the property can be found tucked away in the left hand corner, indicated by our For Sale board.

A pathway leads to the main property with a low maintenance shingled frontage, and further pathway leading to the rear gated garden. The single garage sits adjacent to the house with a shingled driveway providing further off road parking.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Vinyl flooring, radiator, uPVC double glazed window to front, electric fuse box, telephone points, stairs to first floor landing, coved ceiling, door to kitchen/dining room, door to:

SITTING ROOM

10' 11" x 9' 8" (3.33m x 2.95m) Oak wood flooring, radiator, uPVC double glazed window to front, television point coved ceiling.

KITCHEN/DINING ROOM

19' 8" x 12' 6" (5.99m x 3.81m) Modern fitted range of wall and base level units with complementary square edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for electric range style cooker, vinyl flooring, integrated dishwasher and washing machine, space for fridge freezer, radiator, uPVC double glazed window to rear, UPVC double glazed French doors to rear garden, USB charging sockets, space for dining table with oak wood flooring underfoot, built-in under stairs larder cupboard, smooth coved ceiling.



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Disclaimer: 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.

Price:



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STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard housing hot water tank and storage shelving, thermostat heating control, coved ceiling with loft access hatch, doors to:

FAMILY BATHROOM

White three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, vinyl flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling with recessed spotlighting.

DOUBLE BEDROOM

9' 7" x 9' 21" Max. (2.92m x 3.28m) Wood effect flooring, radiator, uPVC double glazed window to rear, television point, coved ceiling.

DOUBLE BEDROOM

12' x 10' 6" Max. (3.66m x 3.2m) Wood effect flooring, radiator, uPVC double glazed window to front, television point.

BEDROOM

9' 9" x 8' 7" Max. (2.97m x 2.62m) Wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

OUTSIDE REAR

Enclosed with timber panel fencing, the garden is mainly laid to lawn, with a patio extending from the kitchen. The oil tank screened behind high level fencing, whilst the garden offers a wealth of mature planting with a useful timber built storage shed and ample space for the display of potted planting. A useful side access with gated access leads to the front of the property and garage. The oil fired boiler is located to the rear.

GARAGE

Up and over door to front.

VIRTUAL TOUR

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



Approximate total area™

779.87 ft²
72.45 m²

Reduced headroom

12.23 ft²
1.14 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.