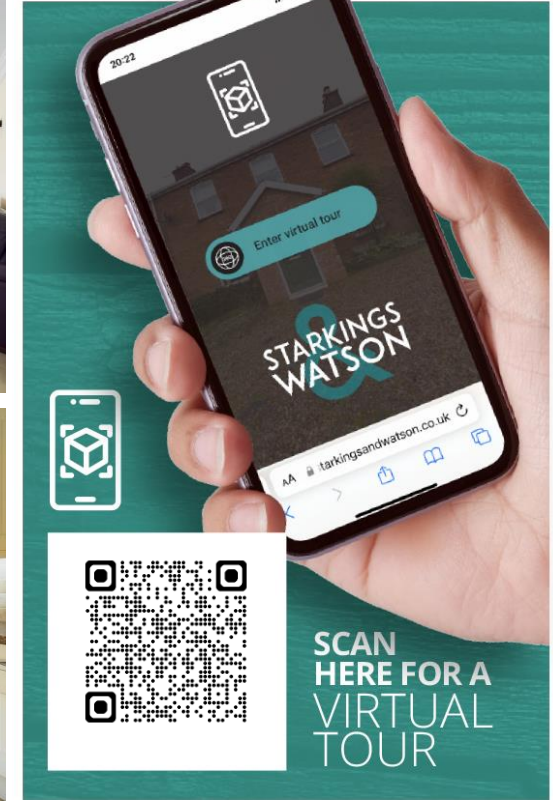


WINDERMERE CLOSE Brooke, Norwich NR15 1HT

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

- Extended Detached Bungalow
- Panoramic Field Views to Rear
- Dual Aspect Sitting Room with Multi-Fuel Burner
- Open Plan Kitchen/Breakfast Room
- Conservatory with French Doors
- Two Bedrooms
- En Suite & Family Bathroom
- Private Non-Overlooked Gardens

IN SUMMARY

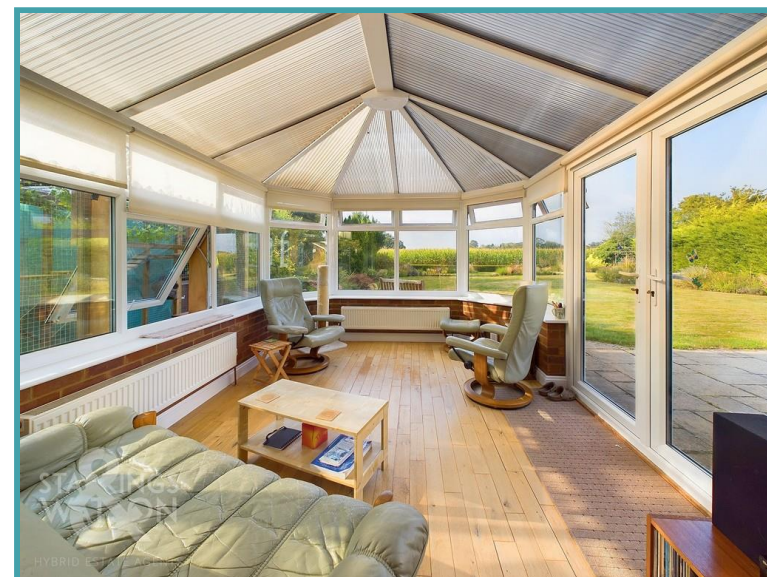
This EXTENDED DETACHED BUNGALOW enjoys a CUL-DE-SAC setting BACKING onto FIELDS. With a 0.27 ACRE PLOT (stms) the BUNGALOW extends to over 1845 Sq. ft (stms), with HUGE POTENTIAL and FLEXIBILITY. The PANORAMIC FIELD VIEWS the accommodation starts with a WELCOMING HALL ENTRANCE, 23' sitting room with a DUAL ASPECT, 16' KITCHEN/BREAKFAST ROOM, open plan dining room, CONSERVATORY and UTILITY/BOOT ROM which leads to a W.C. The BEDROOM accommodation includes a guest bedroom and LUXURY FAMILY BATHROOM comprising a SHOWER and BATH, along with a 19' MAIN BEDROOM with DUAL ASPECT views and an EN SUITE. The PRIVATE NON-OVERLOOKED GARDENS offer a WEALTH of PLANTING, with a GARAGE and WORKSHOP/STORE.

SETTING THE SCENE

Set back from the road behind a substantial shingle driveway, this detached bungalow enjoys an open front outlook with mature hedging enclosing the garden space, which leads to lawn and offering a variety of planting. Gated access leads to the rear garden with access to the adjoining garage, and main hall entrance.

THE GRAND TOUR

As you head inside, a large inviting hall entrance is finished with wood flooring and a window to side offering a high degree of natural light. The accommodation is split to provide living space to one side of the property and bedroom accommodation to the other. Starting at the front, the main sitting room can be found with a feature fireplace and dual aspect views via two picture windows to the front and side. Finished with fitted carpet, this sizeable room enjoys a green outlook whilst being ideal for family living. The kitchen sits adjacent in an open plan fashion to the dining room beyond, with space for a table within the kitchen, and a range of built-in storage cupboards and integrated appliances. Cooking appliances include an inset electric induction hob and built-in eye level electric double oven with a dishwasher integrated and space provided for a fridge freezer. The dining area offers wood flooring underfoot with a window to side, whilst a further sliding patio door opens to the garden room which enjoys panoramic views over the garden and fields beyond, with French doors leading to the garden. This light and bright extension to the living space is a tranquil position to enjoy all the property offers. Back to the kitchen a versatile and useful utility room can be found at the front of the property, which also creates a boot room style space with room for coat and shoe storage. Space is provided for laundry appliances, with a window facing to front and door to side, whilst French doors lead out to the rear garden. A ground floor cloakroom leads off the utility room with built-in storage. Back into the hall entrance, the bedroom accommodation includes the second double bedroom with garden views, which has use of the adjacent family bathroom - complete with tiled splash backs and half tiled walls, with a feature



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rolled top slipper style bath, storage under the sink, and shower cubicle with an Aqualisa power shower. The main double bedroom enjoys views to the front and rear, creating a light, bright and inviting space, with full height built-in wardrobes, and a further door leading off to the en suite shower room, which once again is half tiled and finished with useful storage.

THE GREAT OUTDOORS

The garden is centred on the field views beyond, with a sweeping patio extending the full width of the property - perfect for entertaining and alfresco dining via the French doors. In the garden, shrubbery, hedging and planting leads down both sides of the garden, with further seating areas secluded and tucked away, and a useful timber built shed offering storage. Adjoining the property, a workshop or store space can be found, with French doors to the side, power and lighting. Whilst the garage also adjoins bungalow with an electric roller door to front, power and lighting.

OUT & ABOUT

The property is located centrally within the pretty village of 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 1HT

What3Words : ///outwards.carting.property

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area^m
1845.04 ft²
171.41 m²

