



Burgess Way, Brooke - NR15 1JY

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Burgess Way

Brooke, Norwich

NO CHAIN. TUCKED AWAY in the corner of a private CUL-DE-SAC, backing onto PLAYING FIELDS, this MODERN detached home offers PARKING to front with a SINGLE GARAGE, and larger than average GARDENS which WRAP AROUND the side and rear of the property, offering PRIVACY and SECLUSION. Stepping inside, the UNUSUALLY LARGE HALL offers a great MEET and GREET space, with ATTRACTIVE TILING to the walls and STORAGE under the stairs. Doors lead to the 21' SITTING/DINING ROOM with DUAL ASPECT views, and a door to the RE-FITTED MODERN KITCHEN with AMPLE STORAGE and space for appliances. Heading upstairs, the landing leads to THREE BEDROOMS, and the FAMILY BATHROOM with a SHOWER over the bath. The property is NEUTRALLY DECORATED and CARPETED, with oil fired CENTRAL HEATING and NEW uPVC DOUBLE GLAZING due to be installed with a GREY EXTERIOR.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain!
- Detached Family Home
- Tucked Away Setting
- Sitting/Dining Room
- Modern Fitted Kitchen
- Three Bedrooms
- Garage & Driveway
- Overlooking Playing Fields

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.

#### SETTING THE SCENE

A low maintenance frontage leads to the main property and shingle driveway.

#### FIND US

Post Code : Nr15 1JY

What3Words : ///gossiping.electric.orbit

#### VIRTUAL TOUR

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











## THE GREAT OUTDOORS

Tucked away at the end of a cul-de-sac, this spacious lawned garden overlooks the village playing field, with a variety of mature hedging and shrubbery. A sunken block paved patio is ideally situated to maximise the sun, whilst the garden extends to the side of the property, with access to the driveway and garage. Access is provided to the external oil boiler and tank, whilst an outside water and power supply is installed.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

790.41 ft<sup>2</sup>

73.43 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





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