



High Green, Brooke - NR15 1JA

**STARKINGS
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HYBRID ESTATE AGENTS



High Green

Brooke, Norwich

With CHARACTER FEATURES and a well maintained condition, this mid-terrace home offers a COSY COTTAGE FEEL, whilst being perfectly situated to enjoy the days SOUTH SUN. With a replacement COMBI BOILER and BATHROOM in recent years, various roofing works including RE-LINING and RIDGE. The accommodation comprises an OPEN PLAN LIVING SPACE stretching to 19' with a FEATURE FIREPLACE, woodburner and PAMMENT TILED FLOORING. The KITCHEN offers a BREAKFAST BAR and garden access. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, along with the family bathroom - complete with a SHOWER. Off road parking and an ENCLOSED GARDEN can be found to front, with a LOW MAINTENANCE shingled garden with a SHED to rear.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Mid-Terrace Home
- Character Features & Open Plan Living
- Off Road Parking & Cottage Style Gardens
- Sitting/Dining Room with Wood Burner
- Fitted Kitchen
- Two Bedrooms Off Landing
- Re-fitted Family Bathroom with Shower
- Oil Fired Central Heating

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.

SETTING THE SCENE

Set back from the road and accessed via a shingle driveway, off road parking is provided for one vehicle with gated access leading to the main front garden, with an area of patio, grass and planted borders to one side.



THE GRAND TOUR

The property is accessed via a uPVC double glazed entrance door where you walk straight into the main open plan reception space, providing ample room for soft furnishings and a dining table. Pamment tiled flooring runs underfoot with a feature fireplace and cast iron woodburner to one side, with stairs rising to the first floor landing. A door takes you into the kitchen/breakfast room complete with a u-shaped arrangement of wall and base level units including space for general white goods and an electric cooker. A built-in breakfast bar can be found to one end with the uPVC double glazed window and door taking you to the rear garden. Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard with doors leading to the two double bedrooms, both of which are finished with stripped wood flooring and uPVC double glazed windows. Sitting in between is the family bathroom, with a white three piece suite including a shower over the bath with tiled splash-backs, wood effect flooring and useful open shelving.

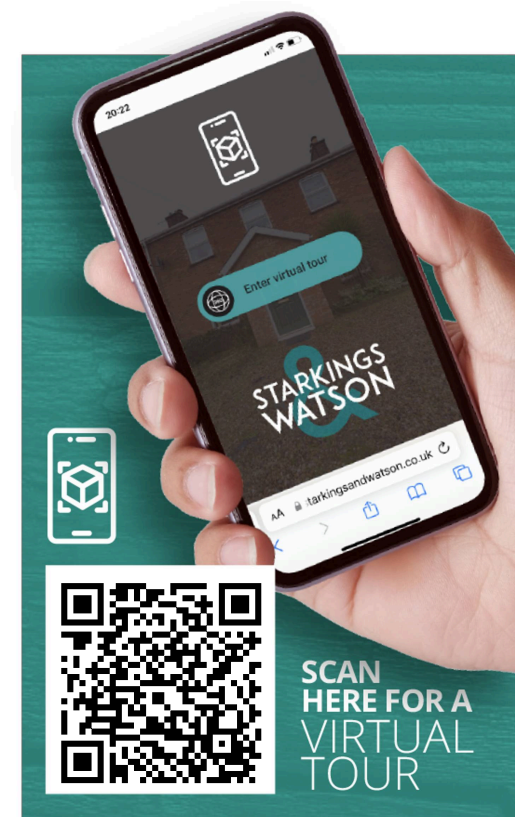
FIND US

Postcode : NR15 1JA

What3Words : ///soup.objective.device

VIRTUAL TOUR

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







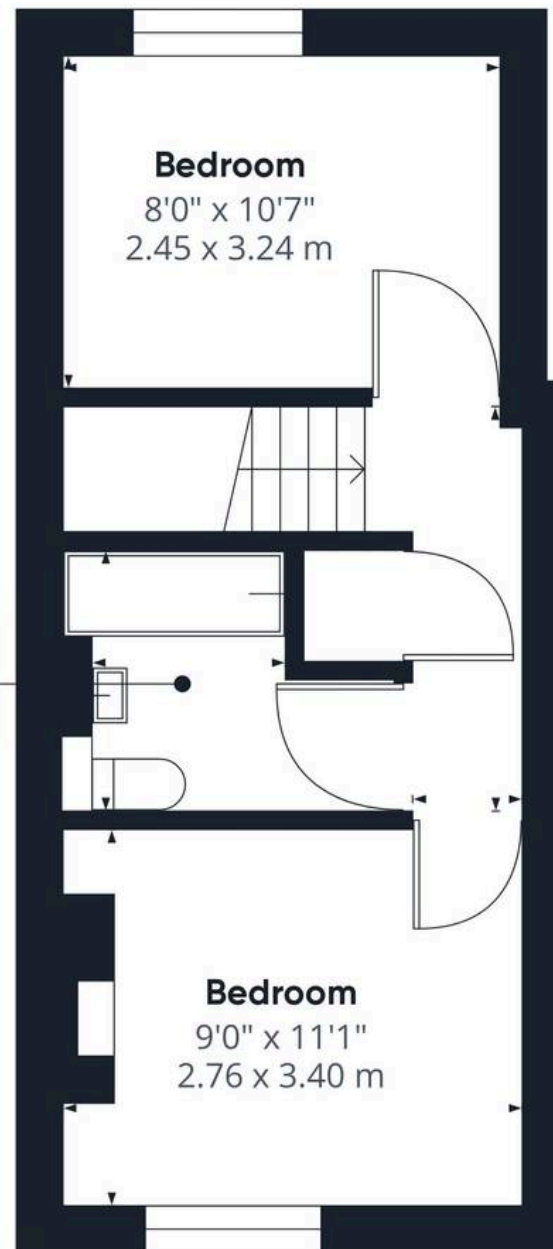
THE GREAT OUTDOORS

To the outside, the rear garden is fully enclosed and low maintenance, being laid to shingle with enclosed timber fence boundaries and gated access to the rear. A useful timber shed offers storage with access to the adjacent oil tank and exterior oil fired central heating boiler.





Bathroom
6'2" x 4'7"
1.89 x 1.42 m



Approximate total area⁽¹⁾

547.35 ft²

50.85 m²

Reduced headroom

7.69 ft²

0.71 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE 360



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