



Entrance Lane, Brooke - NR15 1LE



Entrance Lane

Brooke, Norwich

NO CHAIN. This MODERNISED mid-terrace home offers a perfect blend of comfort and convenience boasting over 970 sq. ft (stms) of living space. FULLY RENOVATED and UPDATED, the property enjoys OPEN FIELD VIEWS to front, with LARGE GARDENS, creating a haven for those seeking a contemporary lifestyle. These ATTRACTIVE HOMES are protected due to their architectural heritage. A NEWLY INSTALLED oil fired CENTRAL HEATING SYSTEM and electrics can be found within. The HALL ENTRANCE leads to a UTILITY/STUDY ROOM, along with the 19' SITTING ROOM with GARDEN VIEWS and a DOOR LEADING OUT, along with the 13' RE-FITTED KITCHEN - complete with cooking appliances, perfect for whipping up culinary delights. Upstairs, THREE BEDROOMS await, all WELL DRESSED and DECORATED, along with the remodelled FAMILY BATHROOM which incorporates a BATH and SHOWER cubicle. Step out from the sitting room into the NEWLY LANDSCAPED rear GARDEN, designed for relaxation and entertainment. A patio area beckons for al-fresco dining, while the fully lawned expanse is ideal for outdoor play or simply soaking up the sun.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Modernised Mid-Terrace Home
- Over 970 Sq. ft (stms) of Accommodation
- 19' Sitting Room with Garden Views
- 13' Re-fitted Kitchen with Cooking Appliances
- Ground Floor Study/Utility Room
- Three Bedrooms
- South Facing Lawned Garden

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 pedestrian pathway, the property enjoys open panoramic field views to the front whilst the high level hedge and timber gate conceal the lawned front garden.



THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring underfoot while stairs rise to the first floor landing with built-in storage cupboard space, and a concealed WC and hand-wash basin unit. A study or utility room leads off the hall, with a floor standing oil fired central heating boiler to one corner, wood effect floor underfoot and stable door leading out to the rear garden. The main sitting room enjoys a large full width window and door which head out to the rear with wood effect flooring underfoot. Completing the ground floor is a fitted kitchen with a u-shaped arrangement of wall and base level units with wood-work surfaces and an inset ceramic sink and drainer unit, tiled splash-backs run around the work surface, with integrated Neff cooking appliances including an inset electric ceramic hob and built-in electric double oven, dishwasher and space provided for a fridge and washing machine.

To the upstairs, the carpeted landing enjoys views over the adjacent fields with doors leading to the three bedrooms and family Bathroom. The main bedroom enjoys dual aspect views to front and rear, with all the bedrooms being finished with fitted carpet and uPVC double glazing. The family bathroom offers a re-fitted white four piece suite including a feature double ended bath with mixer tap and walk-in shower cubicle, with thermostatically controlled twin head rainfall shower, with tiled splash-backs and vinyl flooring.

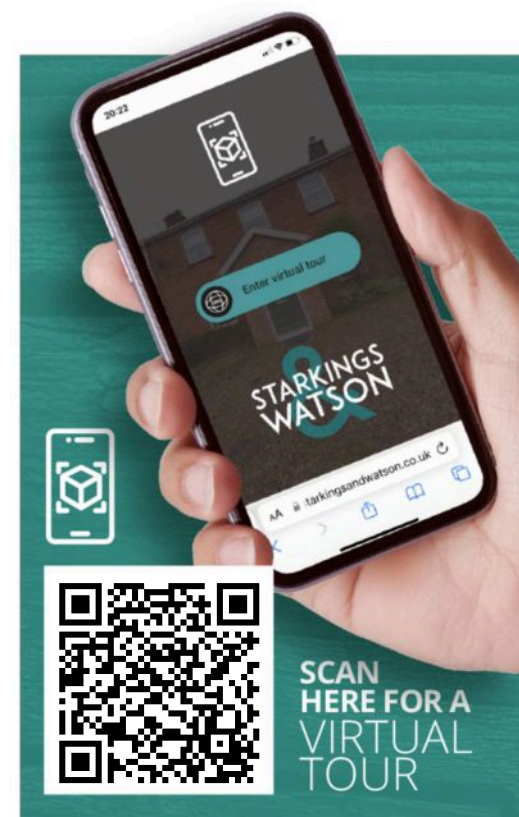
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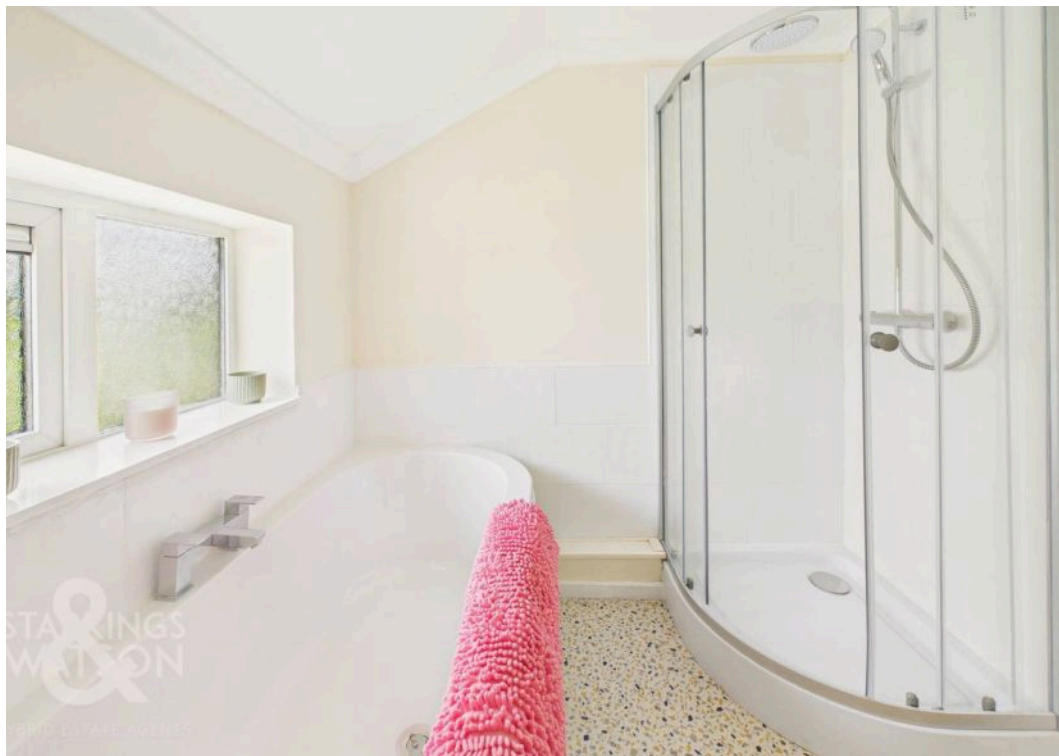
Postcode : NR15 1LE

What3Words : ///chimp.unite.sorry

VIRTUAL TOUR

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



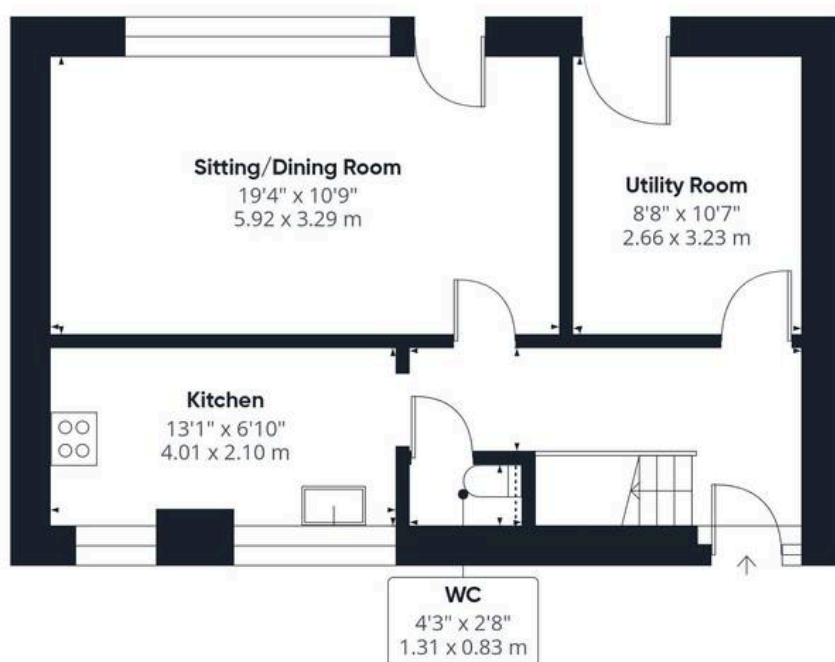




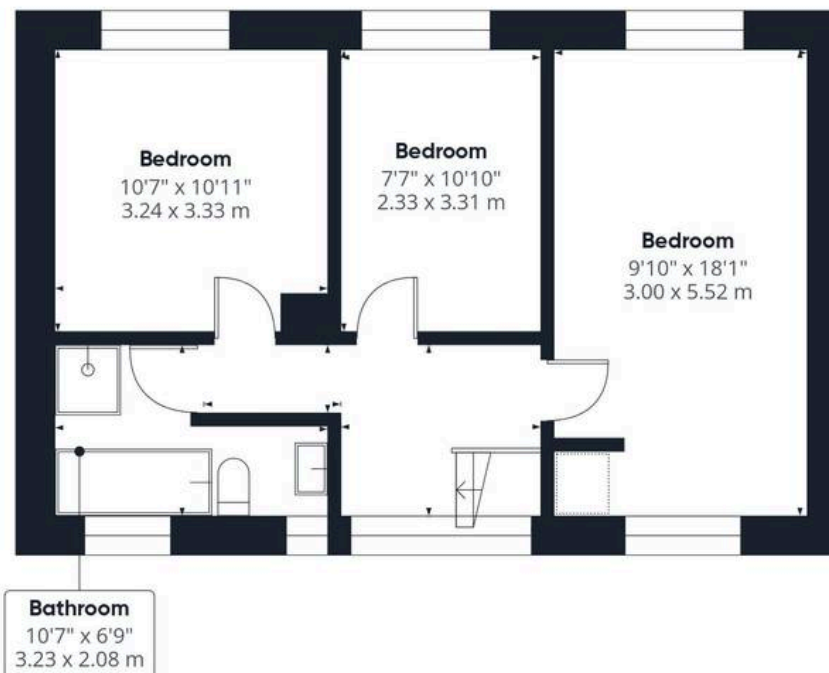
THE GREAT OUTDOORS

The rear garden has been newly landscaped to include a patio area leading from the sitting room, opening up to a fully lawned expanse with enclosed timber fence boundaries. Various trees have been planted at the far boundary, with the oil tank sitting adjacent to the utility room.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

922 ft²
85.6 m²

Reduced headroom

1 ft²
0.1 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.

GIRAFFE360



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