



Burgess Way, Brooke - NR15 1JY



Burgess Way

Brooke, Norwich

This sizeable FAMILY HOME was EXTENDED in 2018, whilst being set in a delightful cul-de-sac within the sought-after village, welcome home to a haven of MODERN COMFORT and style. Boasting an EXTENSION and MODERNISATION, this residence offers approximately 1150+ sq. ft (stms) of accommodation - heated via a 2024 INSTALLED AIR SOURCE HEAT PUMP. Starting with a LARGE HALL ENTRANCE including STORAGE and a WC, doors lead off to a FAMILY ROOM and KITCHEN. The heart of the home is a 19' OPEN PLAN LIVING/DINING SPACE - flooded with natural light through the FRENCH DOORS and VELUX WINDOWS, leading out to the plentiful outdoor space. With separate family room and STUDY spaces, enjoy flexibility and convenience. THREE GENEROUS BEDROOMS await, along with a convenient family bathroom complete with a SHOWER. The integral GARAGE offers additional UTILITY SPACE and a driveway for ease.



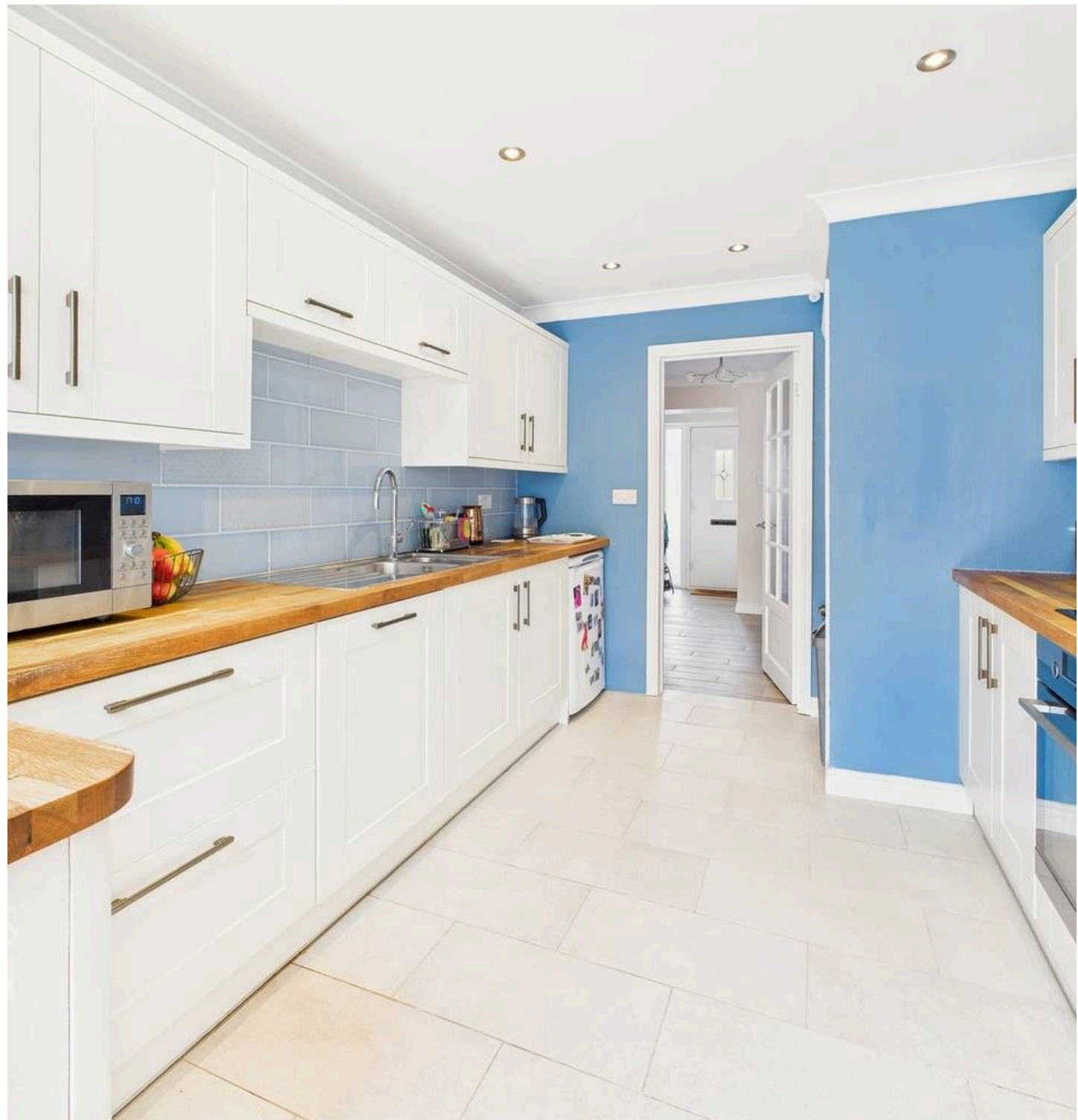
The rear GARDEN is a sanctuary of GREENERY, basking in the SOUTH-FACING SUN, and featuring a vast expanse of lawn ideal for outdoor play or relaxation. Multiple outbuildings offer endless possibilities for storage or creative projects, while the large patio provides the perfect setting for AL FRESCO DINING or entertaining. Wind your way up the garden through the planted borders to discover shed storage and a timber-built summerhouse/HOME OFFICE - equipped with power, lighting, and internet cabling.

- Extended & Modernised Family Home
- Cul-De-Sac Setting in Highly Sought After Village
- Approx. 1150+ Sq. ft (stms) of Accommodation
- 19' Open Plan Living/Dining Space with French Doors to Garden
- Separate Family Room & Study Spaces
- Three Generous Bedrooms, W.C & Family Bathroom
- Integral Garage with Utility Space & Driveway
- Large Enclosed Garden with Outbuildings & Home Office/Study

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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

The property is tucked away with a private drive and EV car charger to front, leading to the adjoining garage, and low maintenance frontage. Further un-allocated parking can be found to the rear.

THE GRAND TOUR

Finished with wood effect tiling, a plentiful hall entrance can be found, creating the ideal meet and greet space, with room for coats and shoes, whilst stairs lead up, with storage under. A ground floor W.C leads off housing a two piece suite with tiling and a heated towel rail. The original sitting room now forms a family room or private retreat with a front facing window, and double doors taking you to a study area. Sitting in the centre of the home, with a large arch to the main sitting room for natural light, this useful space offers a study setting, with wood flooring underfoot. The main living space sits under a vaulted ceiling with velux windows complete with electrically operated blinds, whilst French doors lead outside, and wood flooring and under floor heating flows under foot. There is ample space for soft furnishings and a table, with a door taking you to the garage with utility space. The kitchen is open plan, adjoining the dining area, with a door leading from the hall entrance. Wood work surfaces sit on top of a range of units, forming a breakfast bar area, complete with storage drawers. An inset electric ceramic hob and electric oven are built-in, with space for general white goods, integrate dishwasher, and electric under floor heating under foot.

Upstairs, a spacious landing with a loft access hatch leads to the three bedrooms - all recently re-carpeted and including uPVC double glazing. Completing the property is the family bathroom, with a three piece suite including over stairs and under sink storage, with a panelled bath including a shower over.

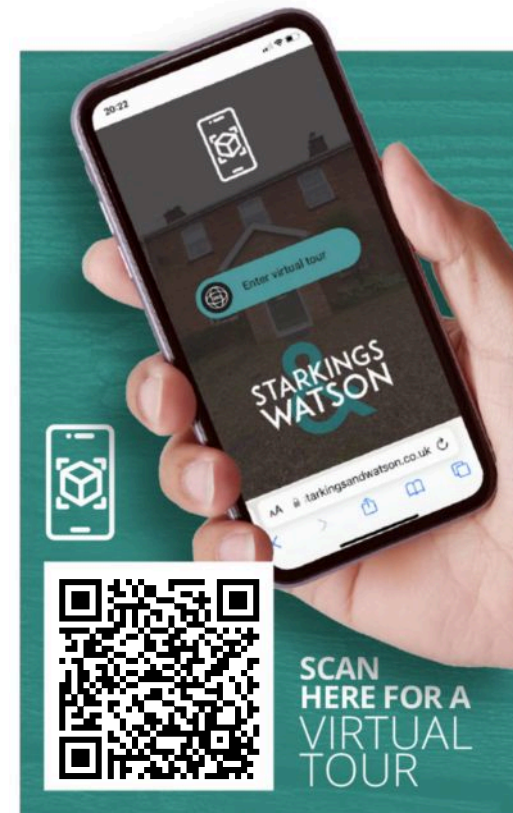
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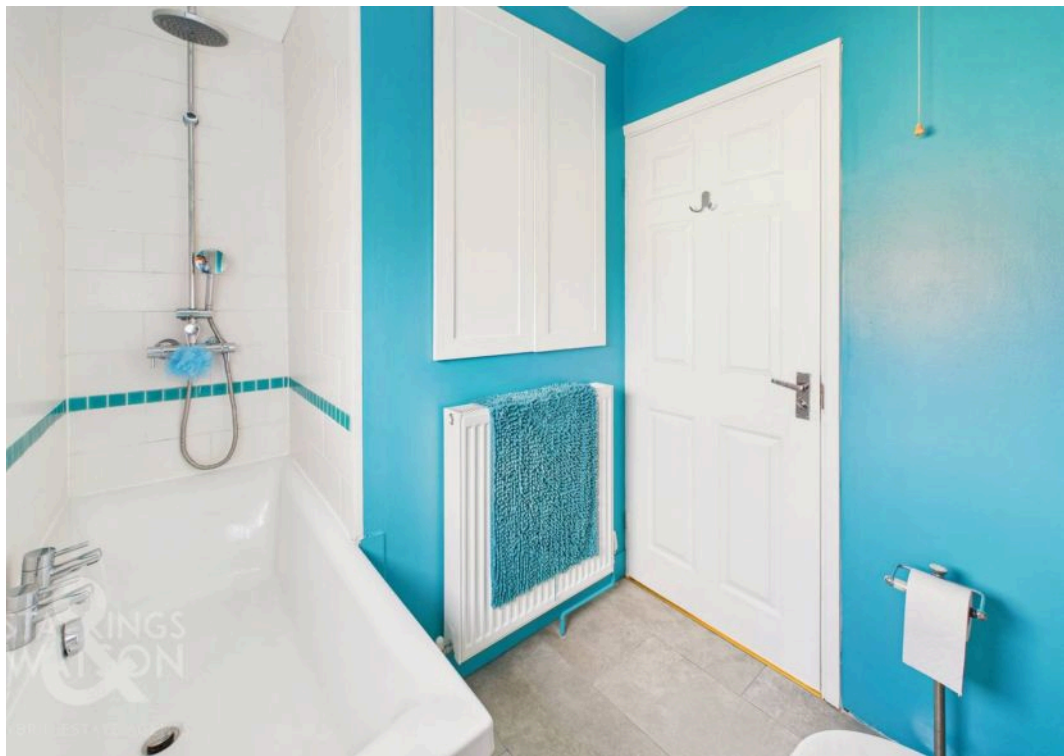
Postcode : NR15 1JY

What3Words : ///hops.enough.onwards

VIRTUAL TOUR

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

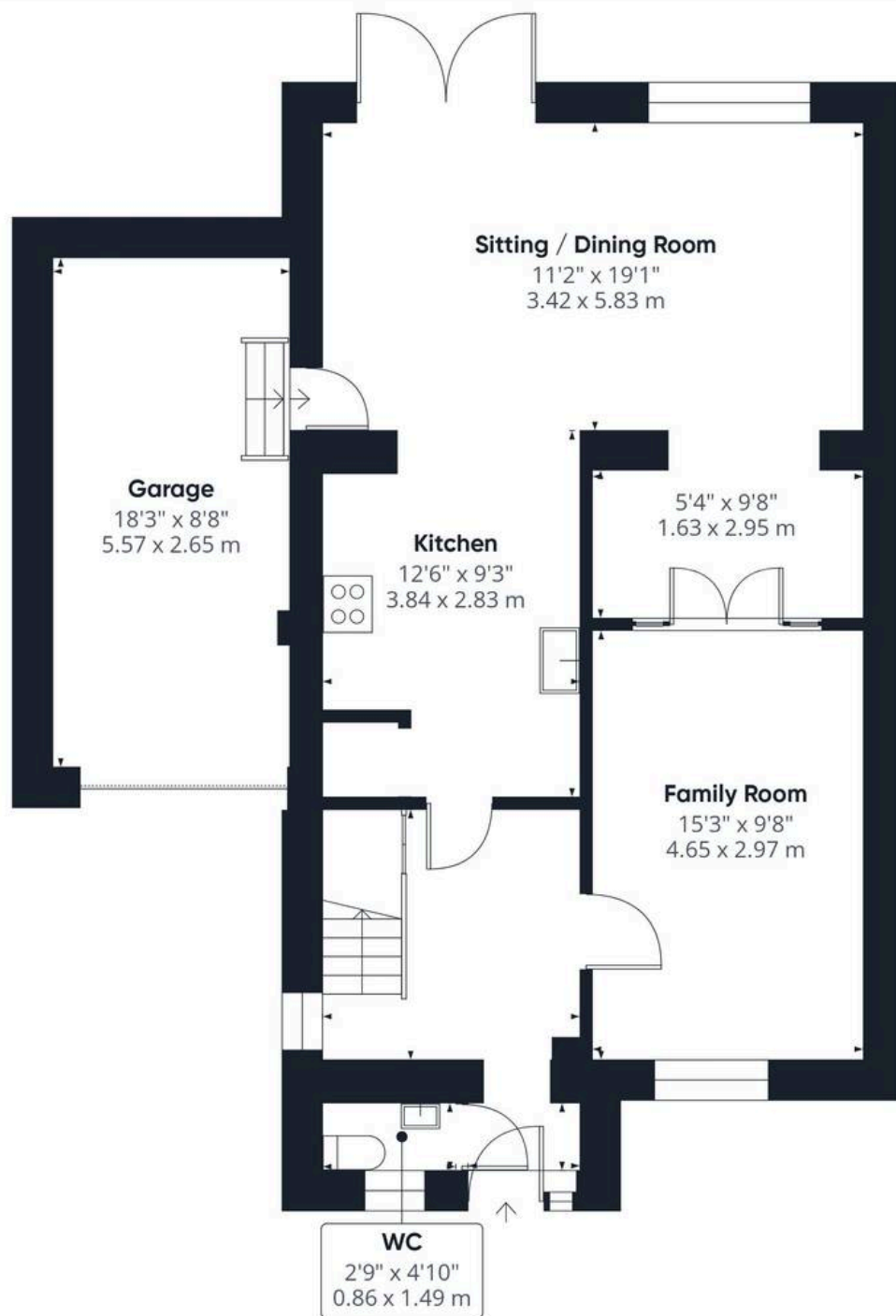




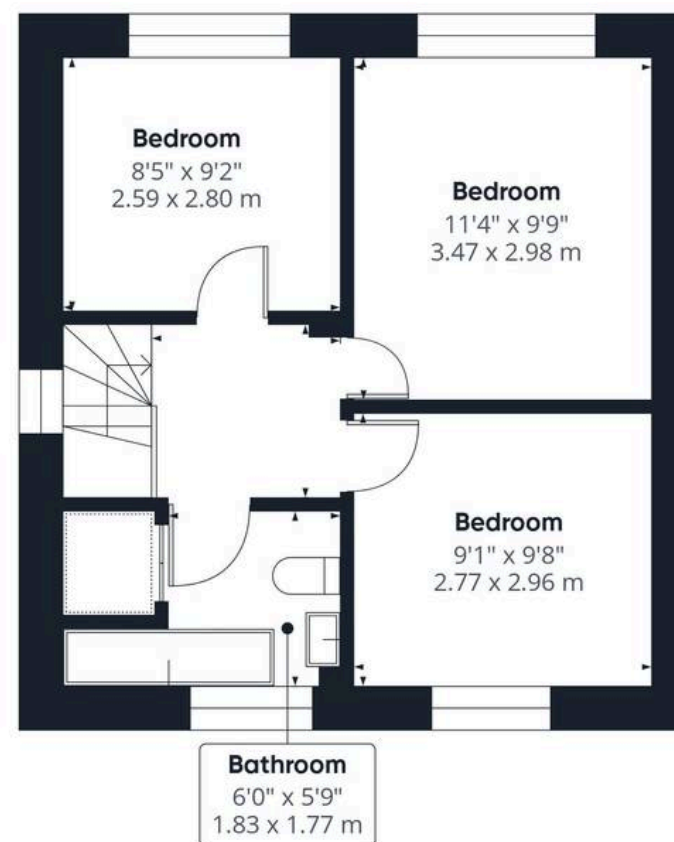


THE GREAT OUTDOORS Boasting a large expanse of lawn and enjoying the south sun, the rear garden is a real treat, with ample room to house several outbuildings, with access into the main living space. A large patio extends across the rear of the property, with planted borders leading up the garden, with shed storage and a timber built summerhouse/home office with power, lighting and internet cabling installed. Home office measuring at 2.7 x 3.7m. Further un-allocated parking can be found to the rear, with a private driveway and garage to front. With an up and over door to front, the garage includes useful high level storage, with a utility space including room for laundry appliances, along with the air source heating controls.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1157 ft²
107.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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