



Edward Seago Place, Brooke - NR15 1HL





## Edward Seago Place

Brooke, Norwich

Nestled in the heart of the picturesque countryside, this FULLY UPDATED and MODERNISED barn style home offers a seamless blend of historic CHARM and CONTEMPORARY amenities. Enjoying a SOUTH FACING PLOT, extensive works have been meticulously carried out, including RE-WIRING, RE-PLUMBING, plastering, and REPLACEMENT WINDOWS. Step outside into the south-facing TROPICAL STYLE GARDENS, providing a serene oasis for relaxation and entertainment. From the initial entry into the HALL ENTRANCE with its FULL HEIGHT WINDOWS and bespoke cloaks storage, along with an EYE CATCHING UTILITY/CLOAKROOM, the attention to detail and HIGH SPECIFICATION is apparent. The KITCHEN forms the heart of the home, boasting a CENTRAL ISLAND and copper splashbacks, perfect for culinary enthusiasts. The dining area features EXPOSED BRICK WORK and BI-FOLDING DOORS that open to the rear garden, seamlessly merging indoor and outdoor living. Retreat to the spacious SITTING ROOM with a WOOD BURNER, creating a cosy ambience for gatherings.





Ascend to the first floor to discover THREE INVITING BEDROOMS, offering a tranquil retreat after a long day, along with the FAMILY BATHROOM. Ample parking and a single garage to the front offer convenience and practicality for modern living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Fully Updated & Modernised Barn Style Home
- Extensive Works including Re-wiring, Re-Plumbing, Plastering & Replacement Windows
- South Facing Tropical Style Gardens
- High Specification Kitchen with Central Island & Copper Splashbacks
- Dining Area with Exposed Brick Work & Bi-folding Doors to Rear
- Spacious Sitting Room with Wood Burner
- Three First Floor Bedrooms
- Ample Parking & Single Garage to Front

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 screened behind the single garage, a shingle driveway offers ample off road parking for several vehicles, whilst leading to the lawned frontage. The porcelain slab pathway takes you to the main porch entrance.

## THE GRAND TOUR

Once inside, the hall entrance is flooded with excellent natural light with twin full height windows facing to front with tiled flooring underfoot for ease of maintenance, and ample space for coats and shoes with built-in storage cupboards provided. An opening takes you to the main kitchen with a door taking you to a useful utility/cloak room with a contemporary white two piece suite installed including storage under the hand wash basin. A solid wood work-surface provides space for a washing machine and tumble dryer, with space for storage shelving above and a heated towel rail. The kitchen is the hub of the home creating a fantastic open plan entertaining area, with bi-folding doors opening up seamlessly to the rear garden, which enjoys a south facing aspect. The kitchen itself offers a contemporary extensive range of built-in storage units with solid work surfaces and an inset ceramic butler sink. A large central island creates a focal point to the room providing further storage space and creating a breakfast bar with continued tiled flooring from the hall entrance - ensuring a seamless flow throughout most of the ground floor. Within the kitchen, integrated appliances include an inset electric ceramic hob and twin built-in electric ovens with an extractor fan above, built in fridge, freezer and dishwasher. A useful storage recess can be found under the stairs which rise to the first floor landing, with the dining area itself offering exposed brickwork and the full width bi-folding doors which take you to the rear garden. The formal sitting room leads off, also enjoying garden views to the rear with wood flooring underfoot and a feature cast iron wood burner sitting to one side. A spacious room, offering a part of vaulted ceiling with recessed spotlighting ensuring a light and airy feel.

Heading upstairs, the carpeted landing is accessed via a replacement set of stairs with oak wood handrails and recessed glazing, with a loft access hatch above and doors taking you to the three bedrooms. Two of the three bedrooms are finished with wood effect flooring with a final one including fitted carpet, whilst the main and guest bedrooms also include built-in double wardrobes. Completing the property is the family bathroom which offers a three piece suite which is flooded with excellent natural light via the rear facing velux window, with a mixed shower tap over the bath, tiled splash-backs and flooring.

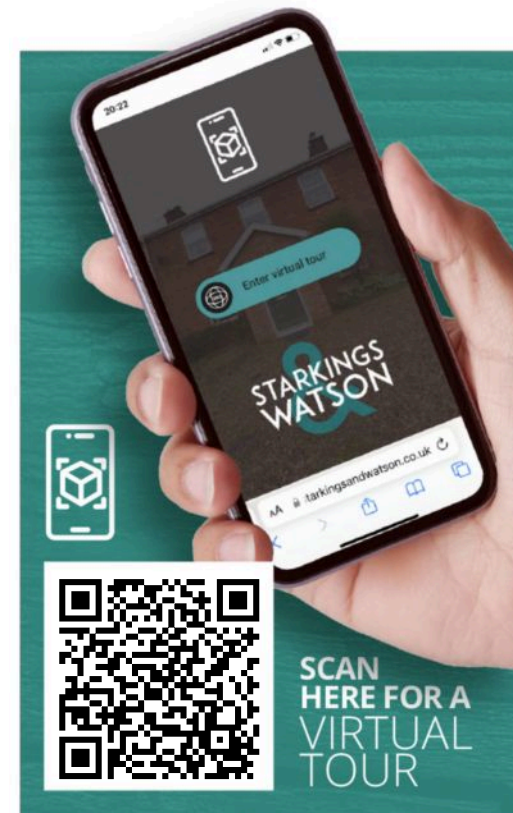
## FIND US

Postcode : NR15 1HL

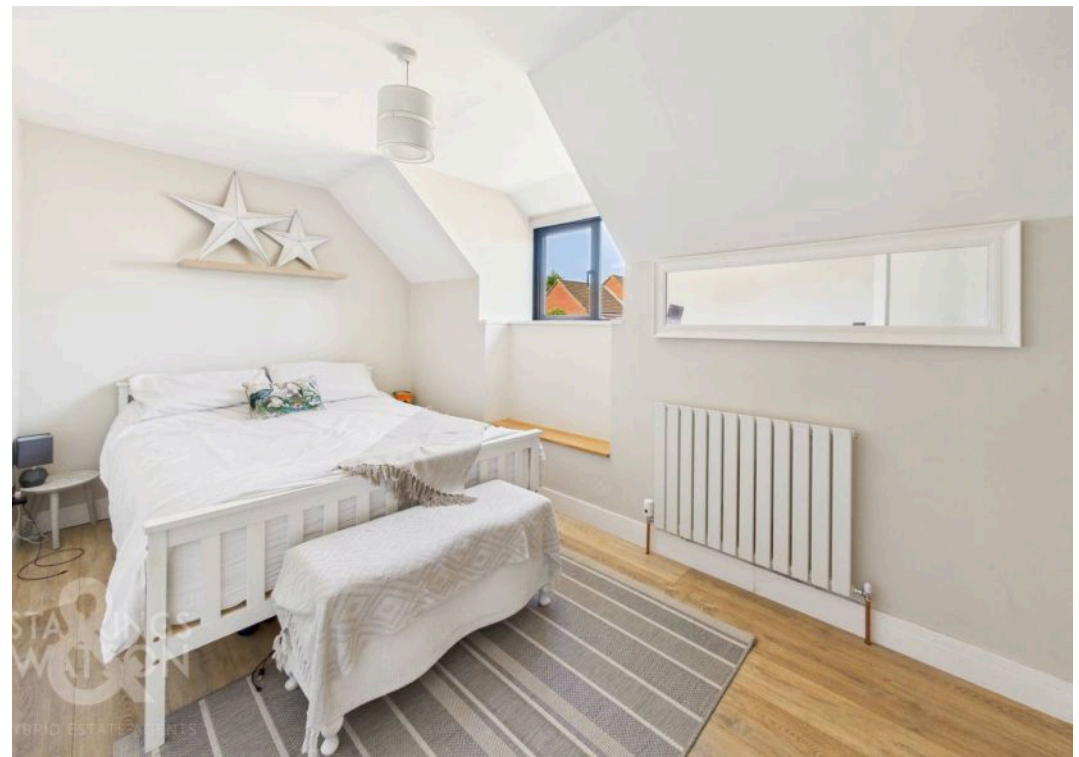
What3Words : ///juror.mild.ditching

## VIRTUAL TOUR

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











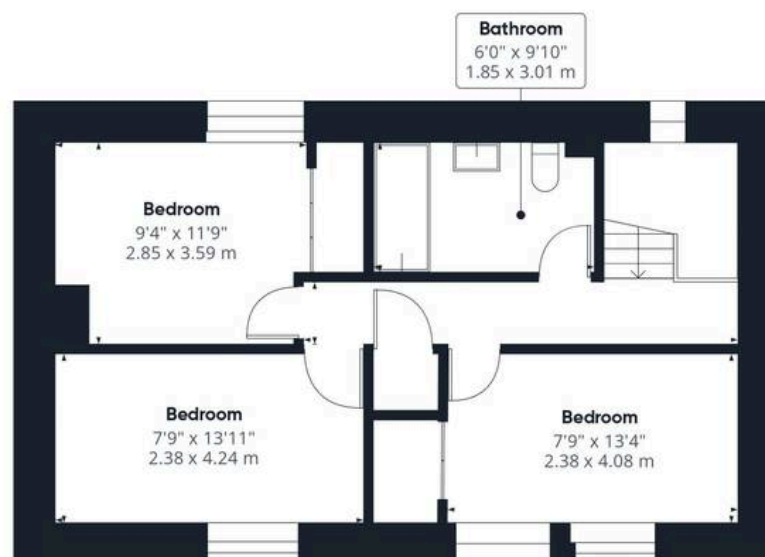
## THE GREAT OUTDOORS

The rear garden enjoys a south facing aspect whilst being fully enclosed with timber panel fencing, and finished with porcelain patio seating areas both directly to the rear of the property and at the far end. A raised brick wall creates a feature planted bed at the rear boundary, with shingled borders to both sides, along with outside power and lighting.





Ground Floor



Floor 1

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

1228 ft<sup>2</sup>

114.1 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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