



The Street, Brooke - NR15 1JT



The Street

Brooke, Norwich

VENDOR FOUND! Sitting on an expansive 0.18 ACRE PLOT (stms), this SPACIOUS DETACHED CHALET sits near Brooke Mere, offering an abundance of SPACE and COMFORT for discerning buyers. Boasting over 1500 Sq. ft (stms) of accommodation, the property welcomes you with a PORCH AND HALL ENTRANCE, leading to a grand 27' TRIPLE ASPECT SITTING/DINING ROOM, perfect for entertaining or relaxing. The 15' KITCHEN/BREAKFAST ROOM enjoys garden views whilst leading to the exterior UTILITY ROOM and GARAGE. A ground floor BEDROOM/STUDY provides versatility, sitting next to a W.C. Upstairs, THREE DOUBLE BEDROOMS offer ample space, complemented by the large 11' BATHROOM with a SHOWER and BATH. Step outside to explore THE GREAT OUTDOORS, where the rear garden beckons with lawns and a private, non-overlooked aspect. A generously-sized PATIO seating area extends from the sitting room, offering an ideal spot for alfresco dining.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Approx. 0.18 Acre Plot (stms)
- Detached Chalet Style Home
- Over 1500 Sq. ft (stms) of Accommodation
- 27' Triple Aspect Sitting/Dining Room
- 15' Kitchen/Breakfast Room
- Ground Floor Bedroom/Study
- Three First Floor Double Bedrooms
- Large 11' Bathroom & Separate W.C

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 approached via a large shingle driveway, a wide variety of mature planting and shrubbery border the entrance. Ample space for parking and turning can be found in front of the property, with access to the main entrance door and adjacent garage. The front garden enjoys a private setting with ample space for enjoying the bright and sunny aspect.

THE GRAND TOUR

Heading inside, a porch and hall entrance greets you with fitted carpet underfoot, while stairs rise to the first floor landing and a built-in storage cupboard can be found below. Doors lead off to the main sitting room which enjoys triple aspect views to front, side and rear, whilst including patio doors to the rear garden.



Centred on a feature brick built fireplace with a tiled hearth, there is ample space for soft furnishings and a dining table, whilst a door takes you to the adjacent kitchen. The kitchen enjoys a U-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven, with space for general white goods, including a dishwasher and fridge freezer. There is ample space for a central island or dining table to be installed, whilst the room enjoys views to side and rear and a door taking you to the side covered walkway. The ground floor bedroom or study is finished with a fitted carpet whilst enjoying front facing views, with a door also leading off to a ground floor W.C.

Heading upstairs the carpeted landing leads to the three bedrooms - all of which enjoy green and leafy views beyond with a range of built-in bedroom furniture and storage cupboards. Each bedroom can easily house a double bed whilst being served by the large family bathroom which includes a panelled bath and separate walk-in shower cubicle, with an Aqualisa thermostatically controlled shower with tiled splashbacks and further built-in storage.

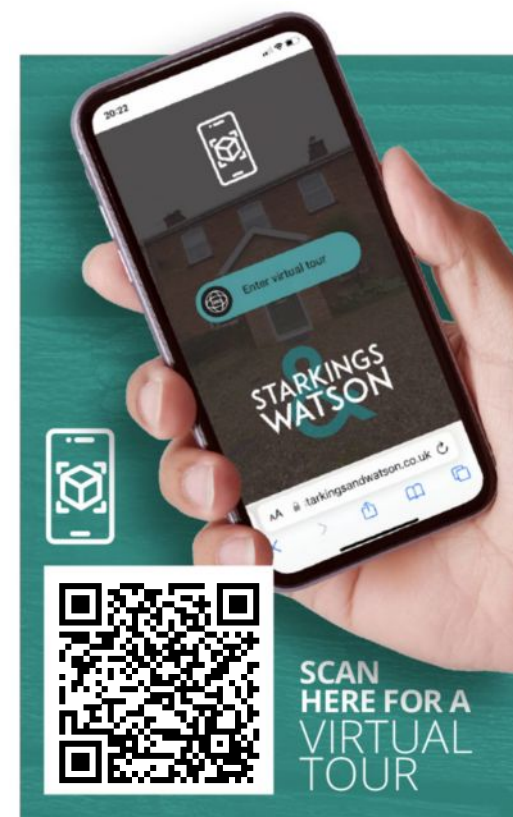
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VIRTUAL TOUR

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



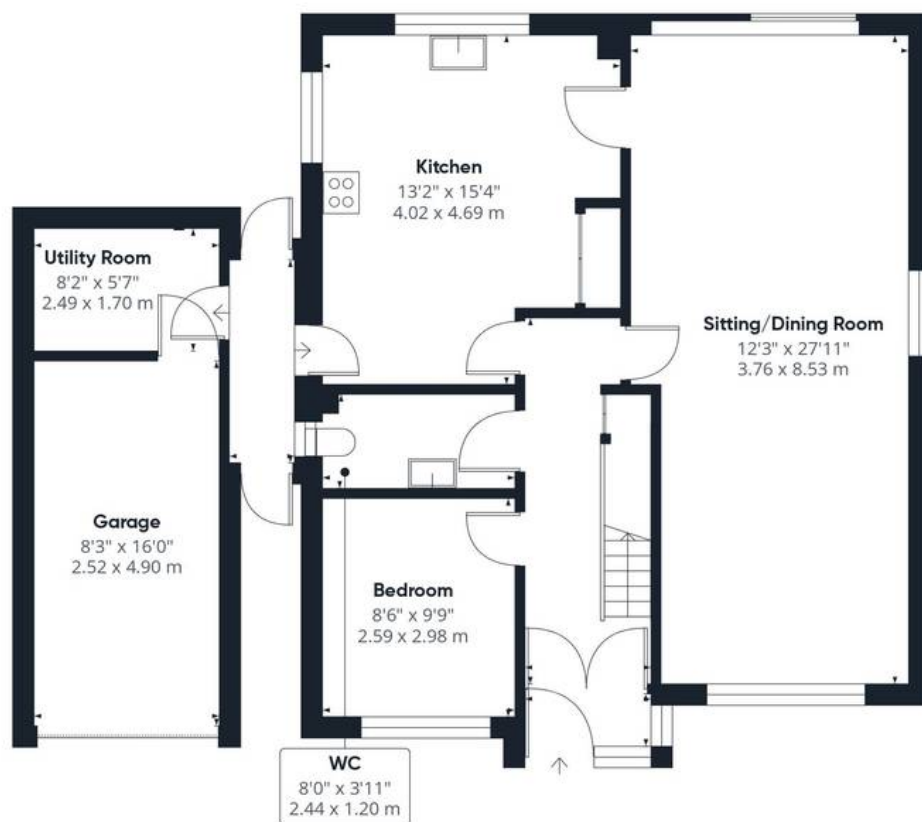




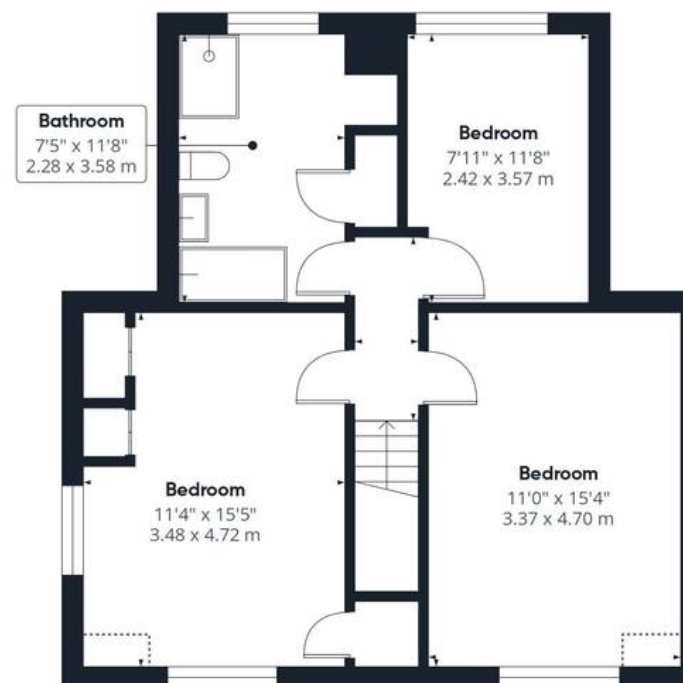
THE GREAT OUTDOORS

The rear garden is laid to lawn whilst enjoying a private non-overlooked aspect, and large patio seating area which extends from the sitting room patio doors. Adorned with a wide variety of mature planting and shrubbery, the garden leads down to a useful storage shed, whilst the covered walkway to the side leads to a utility/washroom where space can be found for laundry appliances, with a further door taking you to the garage which is accessed via an up and over door front, with power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1508 ft²

140 m²

Reduced headroom

7 ft²

0.7 m²

(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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