

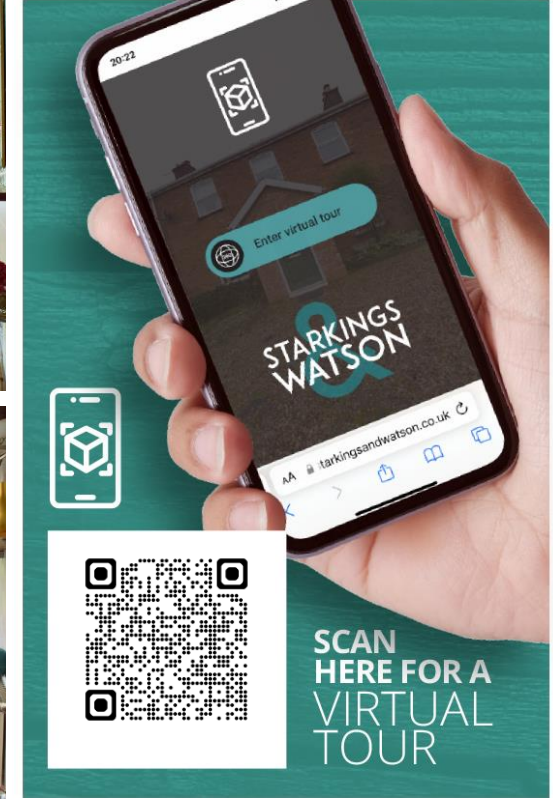
THE STREET

Brooke, Norwich NR15 1JT

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



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- No Chain!
- Detached Bungalow with Potential
- Prime Residential Location
- 21' Sitting Room
- 13' Conservatory
- Two Bedrooms
- Private Non-Overlooked Gardens
- Garage & Gated Driveway

IN SUMMARY

NO CHAIN. Occupying a PRESTIGIOUS RESIDENTIAL LOCATION, this detached bungalow offers HUGE POTENTIAL, with PRIVATE NON-OVERLOOKED GARDENS. With ROOM TO EXTEND (stp) or RE-MODEL, the accommodation comprises a 21' SITTING ROOM, conservatory, KITCHEN, TWO BEDROOMS and SHOWER ROOM. The GARAGE is adjoining with CONVERSION POTENTIAL (stp). The GARDENS include a SIDE COURTYARD AREA and main LAWNED REAR GARDEN.

SETTING THE SCENE

Mature hedging and double wrought iron gates screen the property from the main road which is accessed via a brick-weave driveway and lawned front garden. Pedestrian access can be found to the side of the property leading to the adjoining garage with a ramped entrance to the main entrance door.

THE GRAND TOUR

Double doors open up to porch entrance which in turn leads to the main entrance hall with wood effect

flooring underfoot, loft access hatch and doors to all bedroom and living accommodation. Sitting to the front of the bungalow is the triple aspect sitting room with a feature fireplace and inset cast iron wood burner with a decorative surround and tiled hearth. Sliding patio doors open up to the conservatory which offers garden views, wood flooring underfoot, space for a dining table and French doors onto the rear garden. Flowing seamlessly into the adjacent kitchen which also leads from the main entrance hall, a range of wall and base level units can be found, with an inset electric ceramic hob and built-in electric eye level double oven, space for general white goods, tiled splash-backs and wood effect flooring. The main double bedroom sits to the rear with a range of built-in wardrobes with sliding mirrored doors, with the second bedroom also enjoying garden views and a range of built-in wardrobes to one side. The shower room completes the property with aqua board splash backs to the shower cubicle, built-in storage and heated towel rail.

THE GREAT OUTDOORS

A courtyard patio area can be found to the side of the property with the timber pergola and range of mature planting screening the seating area, which in turn opens up to the main lawn. A timber shed and greenhouse can be found, whilst the rear garden is enclosed with timber panel fencing and a range of mature shrubbery and hedging. The adjoining garage offers storage with a window and door to rear, floor standing oil fired central heating boiler, power and lighting.



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OUT & ABOUT

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.

FIND US

Postcode : NR15 1JT

What3Words : ///settled.shams.soonest

VIRTUAL TOUR

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

AGENTS NOTE

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is related to an employee of Starkings & Watson. For the sake of clarity, before entering into negotiations please seek clarification on this point.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area¹⁾
974.89 ft²
90.57 m²

