



20 Burgess Way

Brooke, Norwich, NR15 1JY

Asking Price £350,000





**NO ONWARD CHAIN** Immerse yourself in the charm of this spacious detached bungalow with three double bedrooms and ensuite, ideally located in the popular village of Brooke, just seven miles from Norwich. This well-maintained property offers the perfect blend of flexibility and comfort, making it ideal for families or those seeking a delightful single-level living experience.

- Detached bungalow
- Ideal for families and deceptively spacious
- 3 double bedrooms
- Spacious Lounge & Dining Room
- Ensuite and family bathroom
- Garage & Workshop
- No Onward Chain
- Excellent location
- Solar panels
- Wrap around rear garden



Step inside to discover three well-proportioned double bedrooms, two boasting fitted wardrobes for convenient storage. The master bedroom enjoys the added luxury of a private ensuite, while a separate family bathroom caters to the needs of the entire household.

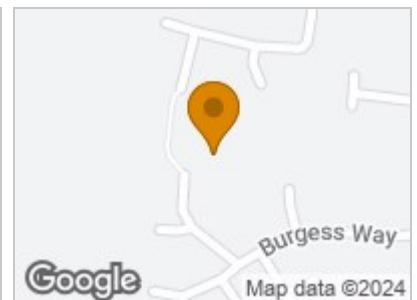
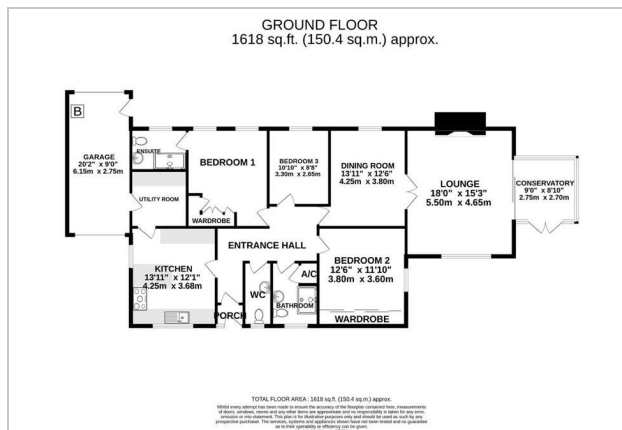
Unwind in the inviting lounge, where a feature fireplace with a warming wood burner provides a touch of cosy charm. An adjacent dining room offers a bright and airy space for family meals and entertaining guests. The well-equipped kitchen and separate utility room provide ample space for culinary creations and household chores.

Extend your living space to the tranquil conservatory, a haven of peace and relaxation perfect for year-round enjoyment.

Venture outside to discover a delightful haven awaiting you. A driveway leads to a single garage, offering secure parking and storage. Step further to explore the beautifully landscaped mature gardens, adorned with established hedges and fruit trees. An allotment area provides an opportunity to cultivate your own fresh produce. A versatile outbuilding, workshop, and summerhouse offer additional space for hobbies, storage, or simply soaking up the sunshine.

This exceptional property boasts not only comfort and convenience but also embraces sustainability. Solar panels with a generous feed-in tariff contribute to a reduced carbon footprint, while the oil boiler and underfloor heating in the conservatory provide efficient warmth.

Located in a sought-after village with a vibrant community, the property is within easy reach of local amenities and major transportation links. This well-maintained and spacious bungalow presents an opportunity for a comfortable and convenient lifestyle. Contact us today to arrange a viewing and discover your own slice of tranquility in charming Brooke Village.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>86</b> |
| (81-91) <b>B</b>                            |  | <b>72</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |