



**Norwich Road, Brooke NORWICH NR15 1AB**

**welcome to**

## **Norwich Road, Brooke NORWICH**

This former village Post Office character accommodation within the heart of the ever popular village of Brooke. Currently offering three bedrooms and three reception rooms there is scope to increase the accommodation if required.

**William H Brown Bungay are delighted to present this Grade II Listed former Post Office, which has a great deal of charm and character throughout. Currently configured as three bedrooms, there is scope to increase this accommodation if required, through potential offered by the second floor and outbuilding (subject to any necessary planning consents). The ground floor offers three reception rooms including the former Post Office, kitchen and storage room, while on the first floor there are three bedrooms and the bathroom. From the third bedroom stairs lead down to the former Post Office and up to the attic room. Externally there is parking, a courtyard garden, and useful outbuilding, additionally on the opposite side of the road there is further parking and a garage.**

### **Hall**

Accessed from the courtyard, this hall has a fitted cupboard, and doors into the useful store room, and kitchen.

### **Kitchen**

Fitted with an excellent range of base units to four walls, with contrasting work surface over, having an inset stainless steel sink unit with mixer tap. Matching wall cabinets to three walls, and a deep pantry provides further storage. Fitted electric oven with hob and hood over, and there is space and plumbing for a washing machine and dishwasher. This room also houses the boiler supplying domestic hot water and central heating systems.

### **Dining Room**

With two windows to the front aspect. Fitted storage cupboard. Doors open to the Living Room and Play Room/Formal Post Office.

### **Living Room**

A lovely living space with two windows to the front aspect, and an attractive brick lined fireplace which houses a wood burning stove on raised hearth, with mantle over. Stairs lead up to the Landing.

### **Playroom/ Former Post Office**

This room offers a great deal of potential for a variety of uses, having an independent staircase to Bedroom 3. There are bay windows to two aspects, and a door leading out to Norwich Road. This room features a heavily beamed ceiling.







### **Landing**

With staircase up from the Living Room, doors open to the Principal Bedroom, Bedroom 2 and the Bathroom.

### **Principal Bedroom**

A lovely double bedroom with window to the front aspect, some fitted storage and a door to Bedroom 3.

### **Bedroom 2**

Another double bedroom with windows to the front aspect.

### **Bathroom**

A generous bathroom with bath having mixer tap, with shower attachment and electric shower over, wc and pedestal hand wash basin. Heated towel rail, airing cupboard.

### **Bedroom 3**

This third double bedroom has a window to the side aspect offering a view along Norwich Road out of the Village. Fitted wardrobes to one wall, and exposed timbers. This room has stairs down to the Playroom/Former Post Office, and stairs up to the Attic Room.

### **Attic Room**

Offering scope for conversion (subject to any necessary planning consents), this vaulted room has exposed timbers and floorboards, and a window offering a view out of the Village along Norwich Road.

### **External**

The property enjoys a prominent position within the village, with a block paved parking space alongside from where a gate leads into the courtyard. This paved courtyard provides a pleasant, private outdoor seating area. From this area there is access to both the house and the outbuilding. This outbuilding is understood to have been the sorting office and comprises a store room, workshop and toilets. There is potential (subject to any necessary planning consents) to convert this to provide annexe accommodation.

On the opposite side of the road there is further parking and a garage.



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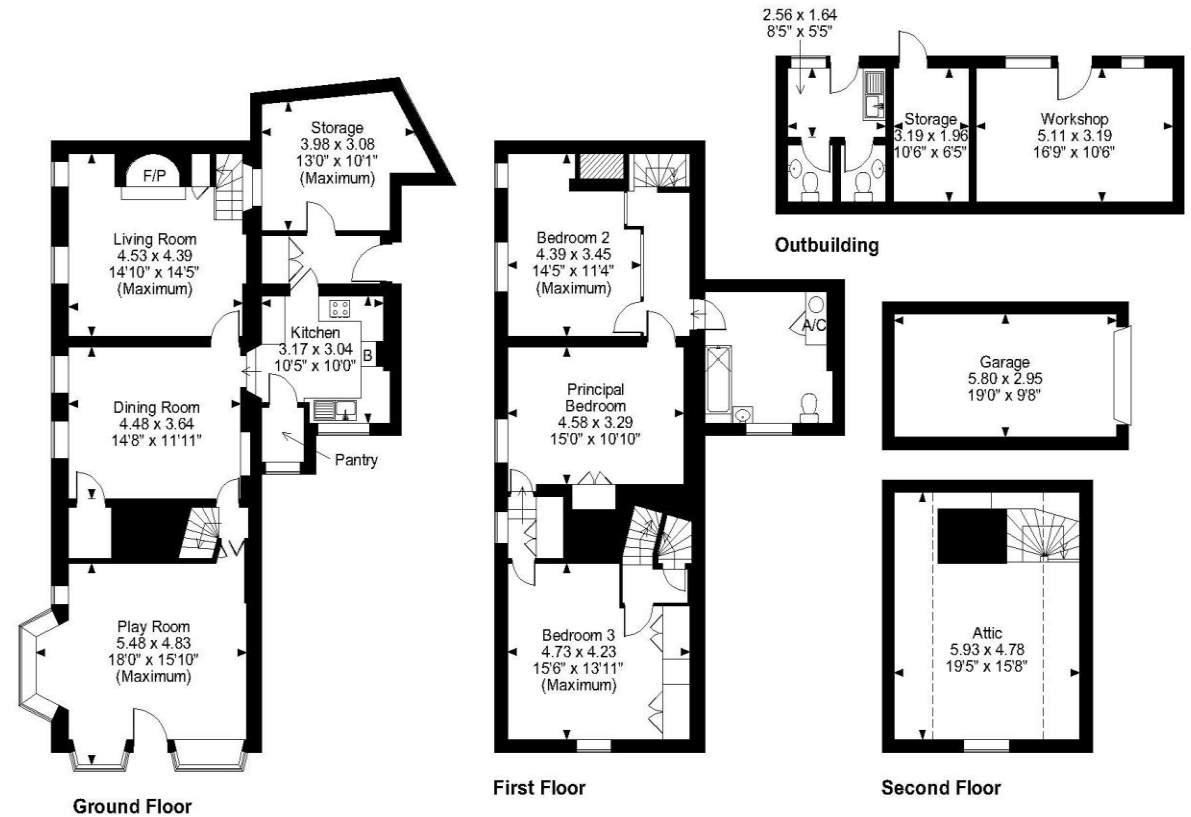
- Grade II Listed Character Home
- Great potential for Home office, Studio, Rental, Annexe Accommodation or Retail (Subject to necessary planning consents)
- Three Bedrooms
- Three Reception Rooms
- Outbuilding
- Courtyard Garden
- Garage
- Very Popular Village

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£475,000**

Post Office Norwich Road, Brooke, Norwich, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
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Property Ref:  
BGY104506 - 0004

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