



The Street, Brooke Norwich NR15 1JT

welcome to

The Street, Brooke Norwich

** Guide Price £500,000 - £525,000 ** William H Brown Bungay are thrilled to present this THREE bedroom CHARACTER COTTAGE which has been decorated to a superb and modern standard throughout; making it "Turn-Key Ready" to move into and enjoy. Viewings come highly recommended.



**** Guide Price £500,000 - £525,000 ** We are thrilled to present this charming THREE bedroom character property. It is a beautiful blend of rustic feel which meets the comfortable modern style of living - overall giving a very homely and cosy feel throughout. The property has a long driveway, making it suitable for multiple vehicles. You enter the property into a spacious Lounge with Brick fireplace housing a Log Burner and opposite matching brick feature wall. This leads through to a Central Dining Room which is conveniently located close to the superb Modern Kitchen, equipped with integrated Modern appliances and granting access to a handy utility room and a fantastic shower room. In addition, the Kitchen boasts a superb standalone island overlooking the Bi-fold doors which lead out to the Garden. This layout creates a superb design for hosting guests and alfresco dining; with the landscaped Rear garden being fully enclosed to offer sought after privacy. You also have access to the converted garage which is now a great Annex, ideal for having guests to stay with sectioned off lounge and bedroom space. Alternatively, a great option to be a work from home office space. Upstairs grants access to all the Bedrooms with the Main Bedroom being particularly practical and luxurious, with having not just an adjoining Dressing Room but also an En Suite, with impressive standalone bath. The two other bedrooms are of a good size, with one also having built in wardrobes too!**

Location

Brooke, a sought-after village, located approximately only seven miles south of the City of Norwich and the charming Market Town of Bungay, It has local amenities such as a Village Hall, Petrol Station, Primary School, Butchers and two local Pubs. It is well known for its "village life" - with there being many organisations to suit and accommodate a range of ages.



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Accommodation

Ground Floor

Lounge

17' 7" x 12' 1" (5.36m x 3.68m)
Two double glazed windows to Front aspect, Plastered ceiling, Front door leading into the Lounge, Wooden beams, Brick fireplace, Log Burner, Wall light fittings, Radiator, Power points, Wooden flooring.

Dining Room

12' 9" x 12' 7" (3.89m x 3.84m)
Plastered ceiling, Wall light fittings, Open plan access through to the Kitchen, Access to stairs leading to First floor landing, Log Burner, Radiator, Power points, Wooden flooring.

Kitchen

12' x 9' 8" (3.66m x 2.95m)
Bi-fold doors leading out to the Garden, Open plan with Dining room, Plastered ceiling, Overhead light fitting, Spotlights, Fitted modern kitchen wall and base units with work surfaces, Standalone island with breakfast bar, Sink with integrated Hot water tap, Eye level integrated Oven, Microwave and Built in Coffee Machine, Electric hob, Integrated Fridge Freezer unit, Integrated dishwasher, Radiator, Power points, Wooden flooring.

Utility Room

9' 8" x 5' 7" (2.95m x 1.70m)
Access from outside, Space for washing machine, Exposed brick flooring.

Shower Room

Double glazed window to Side aspect, Plastered ceiling, Spotlights, Toilet, Wash hand basin, Tiled walk in shower cubicle with overhead shower and additional rainfall shower head, Fashion Radiator, Extractor fan, Herringbone style wooden effect flooring.

First Floor

Landing

Plastered ceiling, Wooden painted stairs and floorboards, Loft Access, Access to Bedrooms 1, 2 and 3, Power points.

Bedroom 1

12' 3" x 12' (3.73m x 3.66m)
Two double glazed windows to Side aspect, Plastered ceiling, Wall light fittings, Power points, Radiator, Wooden flooring.

Dressing Room

14' 11" x 6' 4" (4.55m x 1.93m)
Two velux windows, Access via Main bedroom, Leads to En Suite, Plastered ceiling, Spotlights, Built in wardrobe space, Power points, Radiator, Carpet flooring.

En Suite

Double glazed window to Side aspect, Plastered ceiling, Spotlights, Toilet, Wash hand basin, Freestanding bath, Radiator, Tiled flooring.

Bedroom 2

12' 10" x 7' 8" (3.91m x 2.34m)
Double glazed window to Front aspect, Plastered ceiling, Wall lighting, Built in wardrobes, Radiator, Power points, Wooden flooring.

Bedroom 3

9' 7" x 9' (2.92m x 2.74m)
Double glazed window to Front aspect, Plastered ceiling, Wall light fitting, Radiator, Power points, Wooden flooring.

Outside

Front Garden

Shingle driveway leading to Garage, Paved walkway with flower beds, Lawned area, Shrubbery either side aspect.

Rear Garden

Fully enclosed Rear garden, Slab laid patio area ideal for outside entertaining and furniture, Flower beds, Lawned area, Small trees and shrubbery.

Converted Garage/ Annex

7' 3" x 17' 11" (2.21m x 5.46m)
Plastered ceiling, Velux windows, Partition wall to separate from Lounge space to Bedroom, Spotlighting, Radiator, Power points, Wooden Flooring.

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- ** Guide Price £500,000 - £525,000 **
- Three Bedroom Character Cottage
- Main Bedroom with Dressing Room and En Suite
- Modern Kitchen with Bi-Fold Doors to the Rear Garden
- Converted Garage into an Annex
- Two Log Burners
- Driveway suitable for Multiple Vehicles
- Modern Decoration Throughout making it "Turn-Key Ready"

Tenure: Freehold EPC Rating: Awaiting
guide price

£500,000 - £525,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BGY106403 - 0002

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william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk