



2 Edward Seago Place
Brooke, Norfolk, NR15 1HL

BROWN & CO



2 Edward Seago Place, Brooke, Norfolk, NR15 1HL

An immaculately presented three-bedroom cottage in a superb location.

Asking Price £420,000



DESCRIPTION

No.2 Edward Seago Place is a charming and beautifully renovated three double bedroom cottage situated in a cul-de-sac in the sought after village of Brooke. The property was acquired in 2018 and has since been drastically improved with significant works to windows, electrics, heating, flooring and staircase. The result is a wonderfully finished home.

The property enjoys an open plan arrangement on the ground floor with the addition of a wonderful kitchen dining room which the current owners created following extensive RSJ's and oak beam supports. The kitchen itself benefits from a super range of integrated appliances with views out over the dining area and gardens from the central island which houses two full size ovens and 5 zone induction hobs.

The cottage features include exposed brickwork, stunning tiled flooring, timber doors, log burner and exposed beams.

The accommodation is well arranged on two floors and comprises a spacious reception hall, utility room/cloakroom, open plan kitchen dining room and a sitting room on the ground floor.

On the first floor there are three bedrooms, and a family bathroom accessed off the landing.

To the outside, no.2 is approached at the front into a gravelled driveway which leads to the house and a single detached garage. Behind the garage is the oil tank which is well-screened.

The rear garden is a delight with a wonderful terrace which links with the dining area and flows down the garden at the side to a further BBQ and seating area. There are numerous mature plants and flower borders occupied by a large, raised bed. The garden is fully enclosed and has a secluded feel.

Services – Mains water, mains drainage, mains electricity, oil fired central heating.

Local authority – South Norfolk District Council

LOCATION

Brooke is a village and civil parish in the South Norfolk district of Norfolk, England, about 7 miles south of Norwich and roughly equidistant from Norwich and Bungay.

In common with most small Norfolk villages public services are few, however the village is better served than most by one primary school (Brooke Primary), a garage and petrol station, farm store & butcher, two pubs including a popular restaurant and Brooke cricket club. Brooke offers good bus services to Norwich and surrounding areas.

DIRECTIONS

From Norwich head out on the A146 as you pass under the A47 flyover take the next turning right onto the Bungay Road B1332 follow the road for approx. 6 miles passing through Poringland. Upon entering Brooke Edwards Seago Place is found on the right-hand side with number 2 being tucked away on the left-hand side.



AGENT'S NOTES:

- (1) This property is being sold by a member of staff of Brown & Co.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office.
Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





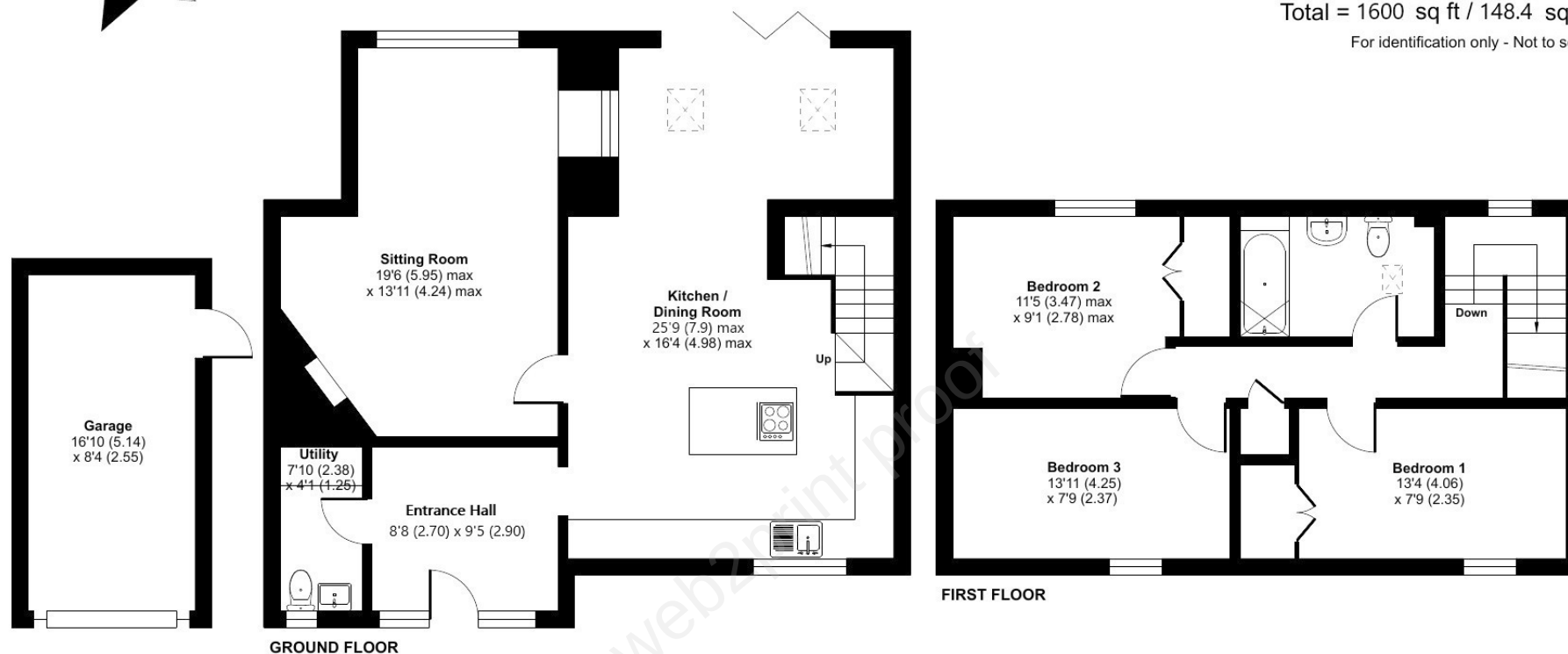
Edward Seago Place, Brooke, Norwich, NR15

Approximate Area = 1459 sq ft / 135.4 sq m

Garage = 141 sq ft / 13 sq m

Total = 1600 sq ft / 148.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Brown & Co. REF: 1258318

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