



Burgess Way, Brooke - NR15 1JY

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HYBRID ESTATE AGENTS



## Burgess Way

Brooke, Norwich

Enjoying a PEACEFUL CUL-DE-SAC, this SEMI-DETACHED HOUSE offers an enviable blend of space, comfort, and practicality, making it the ideal choice for families or those seeking a tranquil village lifestyle. Upon entering, you are greeted by a SPACIOUS HALL ENTRANCE complete with convenient storage, setting the tone for the well-planned interior. The impressive 21' DUAL ASPECT SITTING ROOM is flooded with natural light and provides ample space for both relaxation and entertaining. The MODERN KITCHEN is thoughtfully designed, featuring contemporary cabinetry, GENEROUS WORK SURFACES, and plenty of space for appliances, ensuring a practical and stylish culinary environment. Flowing seamlessly from the kitchen, the CONSERVATORY boasts PANORAMIC GARDEN VIEWS, creating a sunlit haven for dining or unwinding throughout the seasons. Upstairs, THREE well-proportioned BEDROOMS offer flexibility for family living or home working, while the FAMILY BATHROOM is fitted with a SHOWER over the bath for added convenience.



Immaculately presented throughout, this home exudes warmth and functionality, ready for immediate occupation. The LARGE REAR GARDEN is fully enclosed by timber panel fencing, offering both privacy and security. The garden is primarily laid to lawn, providing an expansive area for children to play or for keen gardeners to cultivate. Two generous patio seating areas extend directly from the conservatory, perfect for alfresco dining or enjoying the tranquil setting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Home in a Cul-De-Sac Setting
- Spacious Hall Entrance with Storage
- 21' Dual Aspect Sitting Room
- Modern Kitchen with Space for Appliances
- Conservatory with Garden Views
- Three Bedrooms
- Family Bathroom with Shower
- Large Garden & Garage

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, post office, 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.

#### SETTING THE SCENE

Enjoying a low maintenance shingle frontage, the adjacent shingle driveway offers off road parking whilst providing access to the adjoining garage and main property.

#### THE GRAND TOUR

Heading inside, the hall entrance offers a wide welcoming space with wood effect flooring underfoot, stairs to the first floor landing and ample storage space below. A door leads off to the main sitting room offering dual aspect views to front and rear, fitted carpet underfoot, and ample space for soft furnishings and a dining table. A door leads off to the kitchen which offers a modern range of wall and base level units with space for an electric cooker, tiled splash-backs around the work surface and space provided for general white goods including a fridge freezer, washing machine and dishwasher, with a further built-in storage cupboard. A door leads to the hall entrance and to the adjacent conservatory - extending the living space and enjoying dual aspect views to side and rear. Tiled flooring can be found under foot for ease of maintenance with French doors leading out to the patio seating area.

Heading upstairs, the carpeted landing leads to all three bedrooms, finished with fitted carpet and uPVC double glazing. The family bathroom completes the property with a three piece suite including an electric shower over the bath with tiled splash-backs, built in storage cupboard and heated towel rail.

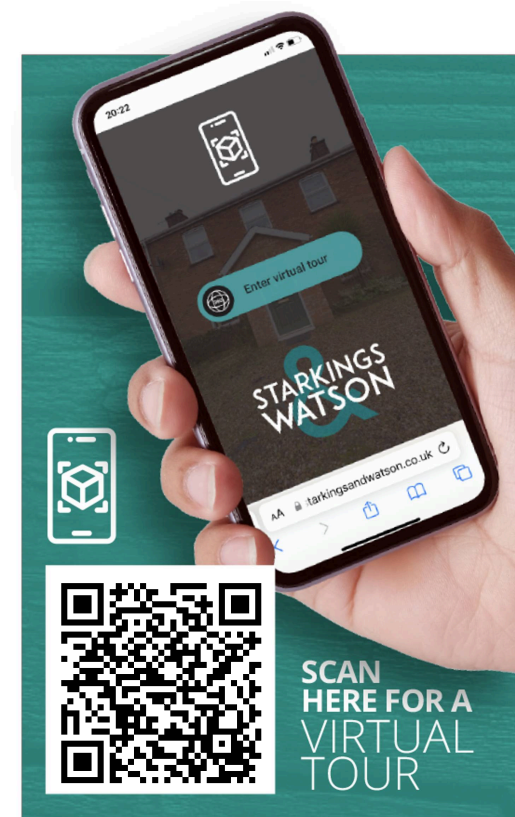
#### FIND US

Postcode: NR15 1JY

What3Words : ///quietest.butternut.evolution

#### VIRTUAL TOUR

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



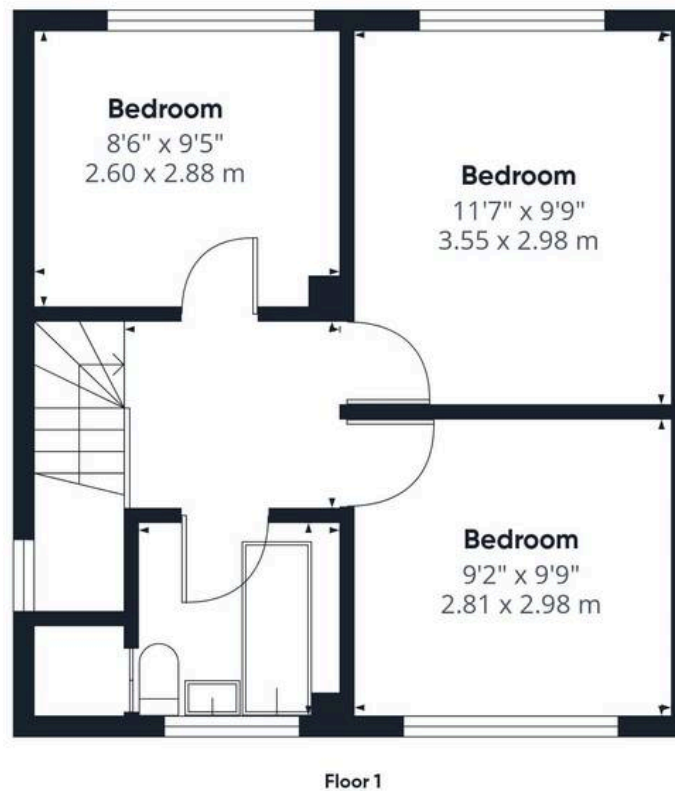
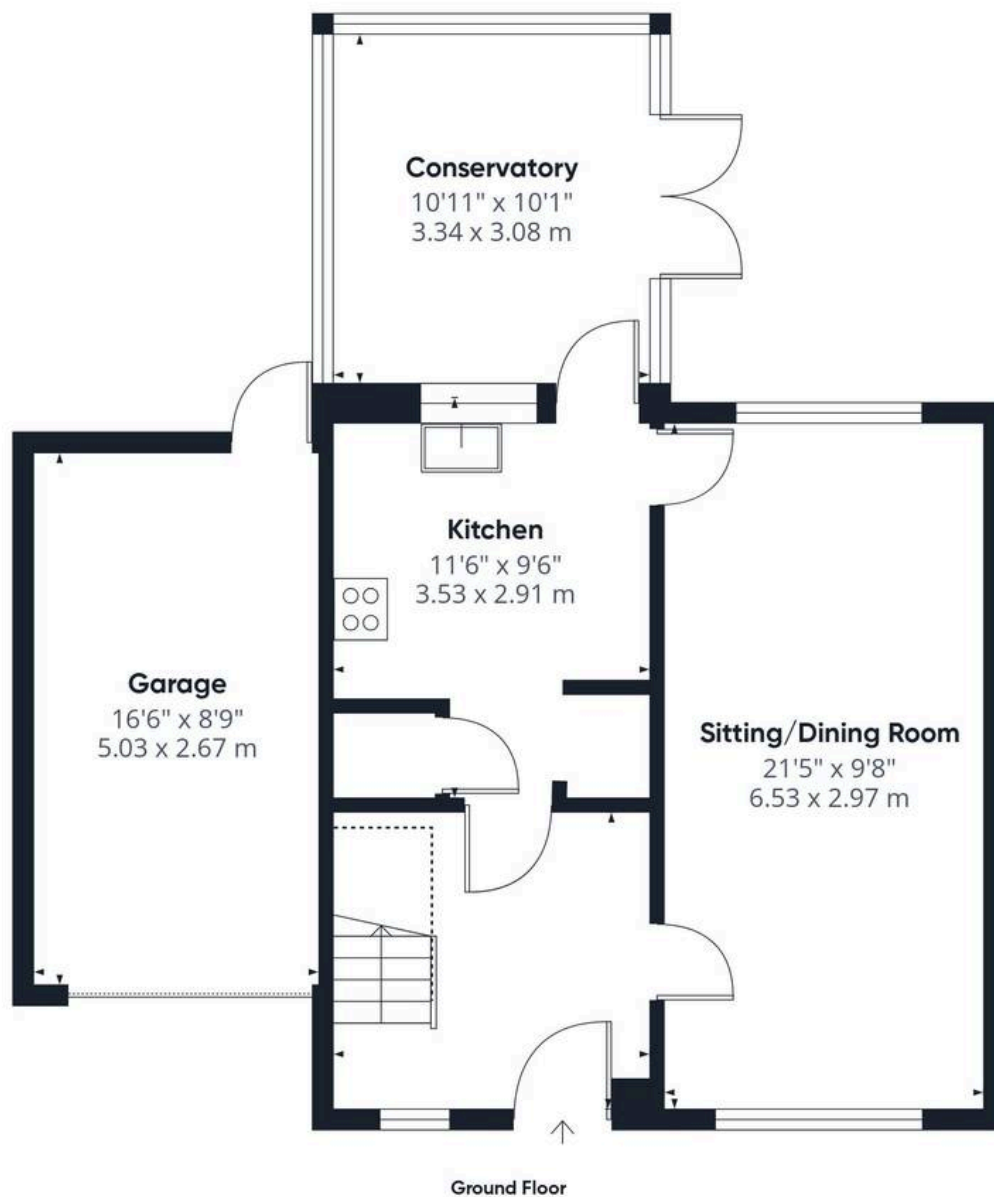




## THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing whilst being laid to lawn. Two patio seating areas extend from the conservatory with the oil tank located adjacent, shingled seating area beyond and a range of mature planting to the right hand boundary. A door takes you to the adjoining garage with an up and over door to front, storage above, floor standing oil fired central heating boiler, power and lighting.





**Approximate total area<sup>(1)</sup>**

1048 ft<sup>2</sup>  
97.3 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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