



Brecon Road, Brooke - NR15 1HS

**STARKINGS
& WATSON**

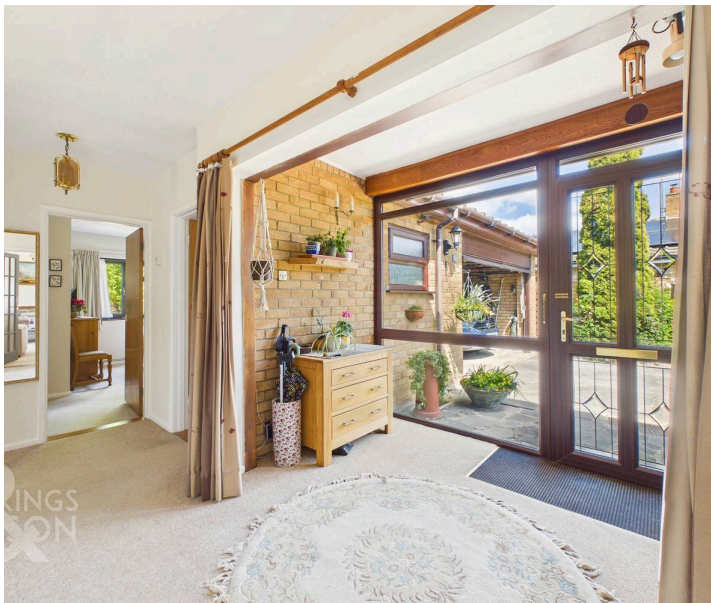
HYBRID ESTATE AGENTS



Brecon Road

Brooke, Norwich

OCCUPYING APPROXIMATELY 0.27 ACRE PLOT (stms) WITH EXTENSIVE, WELL STOCKED GARDENS, this DETACHED BUNGALOW offers a rare opportunity to secure a spacious home in a highly sought-after location backing onto OPEN FIELDS. Boasting APPROXIMATELY 1,494 SQ. FT. (stms) OF ACCOMMODATION, the property is arranged to provide both flexibility and comfort, ideal for family living or those seeking single-storey convenience. The impressive 23' SITTING ROOM is a focal point, featuring a striking WOOD BURNER, and large windows flooding the space with natural light. The FULLY FITTED KITCHEN/BREAKFAST ROOM is complemented by practical PANTRY STORAGE, offering ample space for culinary enthusiasts and family gatherings alike. THREE GENEROUSLY PROPORTIONED BEDROOMS provide comfortable accommodation, served by a family bathroom and a separate W.C for added convenience. The property benefits from excellent storage solutions and offers scope for work-from-home arrangements. The LAYOUT FLOWS SEAMLESSLY, creating a welcoming and practical environment that is both adaptable and stylish. THE GREAT OUTDOORS truly sets this property apart, with the rear garden forming a tranquil haven for both wildlife and gardening enthusiasts.



The garden is meticulously maintained, featuring an extensive range of mature planting and shrubbery that ensures a HIGH DEGREE OF PRIVACY throughout the year. The expanse of lawn is interspersed with well-established borders, two TIMBER-BUILT STORAGE SHEDS, and a GREENHOUSE, providing ample opportunities for hobbies or additional storage. A LARGE PATIO SEATING AREA extends from the rear of the bungalow, perfect for entertaining or relaxing in the sun. Gated access leads to the front of the property, where a substantial driveway offers parking for multiple vehicles and leads to the ADJOINING 18' GARAGE. The garage is equipped with an electric up and over door, power, and lighting, and includes a separate WORKSHOP AREA (also with power and lighting) and direct access to the rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Approx. 0.27 Acre Plot (stms) Including Extensive Well Stocked Gardens
- Detached Bungalow in a Favoured Location Backing Onto Fields
- Approx. 1494 Sq. ft (stms) of Accommodation
- 23' Sitting Room with a Feature Wood Burner & Patio Doors to Front
- Fully Fitted Kitchen/Breakfast Room with Pantry Storage
- Three Spacious Bedrooms, W.C & Family Bathroom
- Secluded & Private Gardens with Patio Seating
- Large Driveway with an Adjoining 18' Garage & Workshop



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, 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

Approached by a shingle driveway, ample parking and turning space can be found with a large lawned frontage enclosed within mature planting and hedging. A range of mature trees and shrubbery can be found throughout the garden, with gated access leading to the rear, whilst a pathway takes you to an entrance door and adjoining garage.

THE GRAND TOUR

Once inside, a large porch entrance offers the ideal meet and greet space with fitted carpet underfoot, an opening to the main entrance hall with doors leading off to the bedroom and living accommodation - along with two useful built-in storage cupboards. The main sitting room sits at the front of the property boasting dual aspect views to front and side. A feature fireplace and inset cast iron wood burner creating a focal point into the room. Fitted carpet runs underfoot with ample space for soft furnishings and a dining table, with panels of windows overlooking the front garden. The adjacent kitchen offers a fitted range of wall and base level units, with integrated cooking appliances including an inset electric hob and built-in eye level electric double oven, with tiled flooring and space for general white goods including a fridge freezer, washing machine and dishwasher. Ample space can be found for a dining table, with a walk-in pantry cupboard to one corner, whilst a door leads out to the rear garden.

The three bedrooms run across the rear of the property all enjoying garden views, with the two larger bedrooms including built-in double wardrobes. The third bedroom includes a window and door to the rear garden - creating the ideal home office or occasional bedroom, with garden access. A separate W.C is finished with a two piece suite with storage under the hand wash basin, whilst the main family bathroom offers a four piece suite including a panelled bath with mixer shower tap, walk-in shower cubicle with electric shower, storage under the hand-wash basin, tiled walls and heated towel rail.

FIND US

Postcode : NR15 1HS

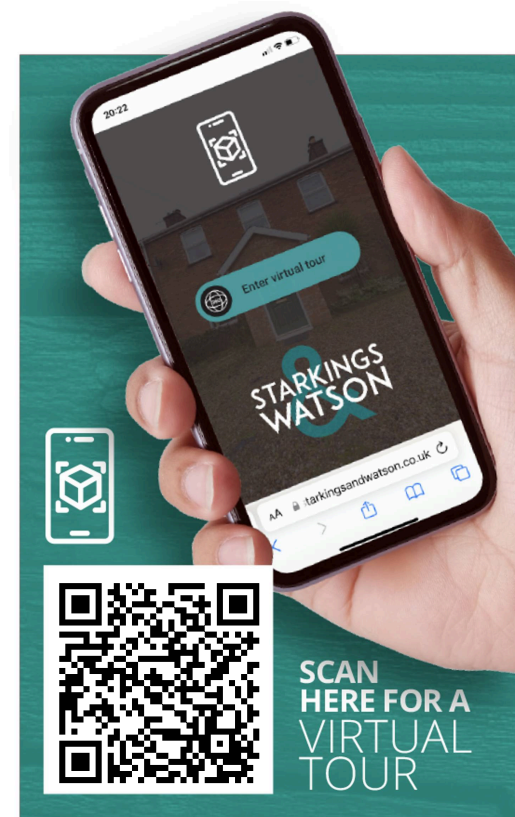
What3Words : ///sinkhole.reshape.comfort

VIRTUAL TOUR

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

AGENTS NOTE

A small strip of land to the far corner of the plot has remained open to this plot for many years, but is not included within the land registry ownership.



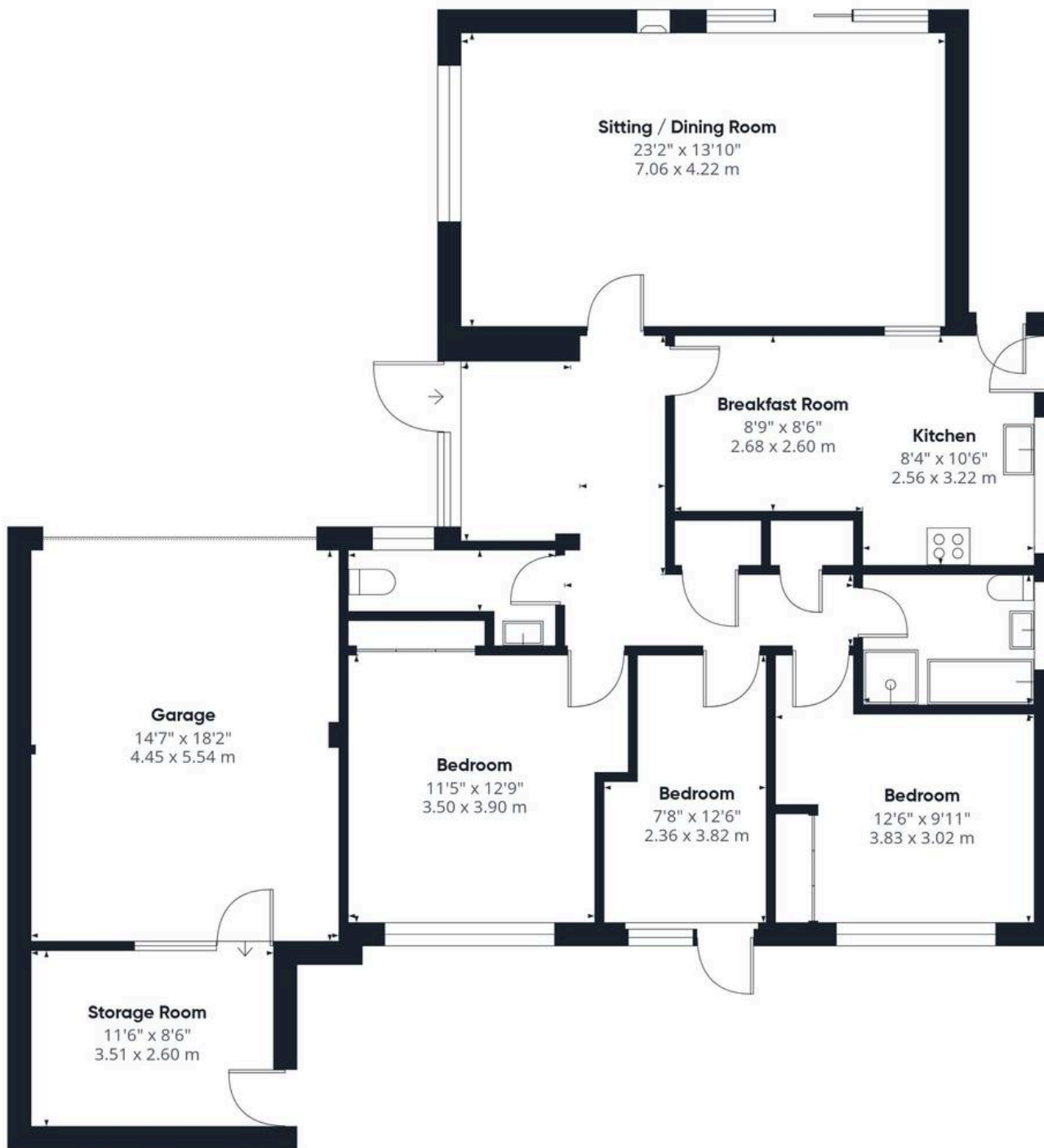




THE GREAT OUTDOORS

Heading outside, the property enjoys a 0.27 acre plot, with the rear garden offering a haven for wildlife and a garden enthusiast. With an extensive range of mature planting and shrubbery creating a high degree of privacy, the garden is laid to lawn and includes two timber built storage sheds and greenhouse, with a large patio seating area extending from the rear of the property. Gated access leads to the front of the property and driveway, with a covered seating area sitting adjacent to the garage. The garage is accessed via an electric powdered up and over door to front, with power and lighting, and a door to a rear workshop area - also including power and lighting, with an access door to the rear garden.





Approximate total area⁽¹⁾

1494 ft²

138.8 m²

(1) Excluding balconies and terraces

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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