



ASTLEY COOPER PLACE

BROOKE, NR15

HAMMOND
STRATFORD



WELCOME TO

17 ASTLEY COOPER PLACE, BROOKE, NORWICH, NORFOLK, NR15 1JB

- Extended detached family residence extending to over 1,600 sq/ft., occupying a tucked-away position at the end of a cul-de-sac
 - Exceptionally efficient home with an 6.8kW solar array, 20kW battery storage system, air source heat pump, EV charging points and a 300-litre hot water cylinder
 - Private rear garden backing directly onto open fields, enjoying an abundance of wildlife
 - 5 bedrooms, including 4 doubles and a versatile 5th bedroom currently arranged as a home office
 - Impressive dual aspect lounge measuring over 26', featuring a bay window, French doors to the garden
- Spacious kitchen/diner, reconfigured by combining the original dining room and utility space to create a superb hub for modern family life
 - Separate ground floor study, created from the former kitchen and ideal for home working, hobbies or playroom
 - Family bathroom and additional shower room serving the first floor, alongside a convenient cloakroom off the entrance hall
 - Full fibre broadband via Gigaclear, forthcoming CityFibre connection and Starlink provision for back-up connectivity
 - Integral garage with additional utility/storage area and driveway parking





“An impressive detached home blending modern family living with exceptional eco-friendly credentials.”



Set within a cul-de-sac in the popular village of Brooke, the property is a substantial detached home offering an outstanding balance of space, versatility and sustainability.

What truly sets this home apart is its remarkable energy efficiency. A large solar array, extensive battery storage system, air source heat pump, EV charging points and excellent insulation combine to create an exceptionally economical property, with the current owners advising that utility, heating and vehicle costs can be significantly reduced.

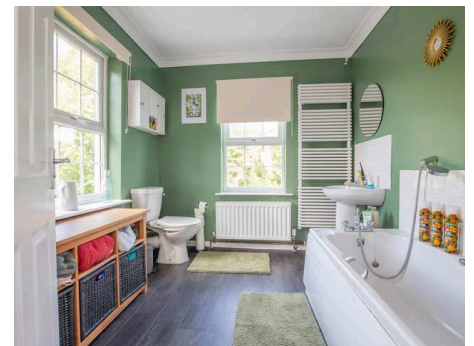


Offering contemporary family living, remarkably low running costs and uninterrupted rural views, this is a home that truly stands apart from the ordinary.



The ground floor centres around a beautifully proportioned kitchen/diner, created by combining the original dining room and utility area into one expansive family space with direct garden access. The former kitchen now provides a versatile study, while the impressive dual aspect lounge stretches over 26' and enjoys a bay window to the front, French doors to the rear.

Upstairs, 5 bedrooms branch from the landing, with 4 comfortable doubles and a 5th bedroom currently used as a study. A contemporary family bathroom is complemented by a separate shower room, making busy family mornings effortless. Further benefits include a fully boarded loft, utility/storage area and excellent broadband connectivity.



“The dual aspect lounge offers a cosy retreat, ideal for quiet evenings and social gatherings alike.”



ENTRANCE HALL

5'1" x 9'4"

Welcoming entrance hall with staircase rising to the first floor landing

CLOAKROOM

4'0" x 3'10"

White two-piece suite comprising a W.C. and hand wash basin

LOUNGE

11'11" x 26'1"

Dual aspect, bay window to the front, French doors

KITCHEN/DINER

11'9" x 15'8"

Reconfigured with a range of units and space for dining

STUDY/RECEPTION ROOM

10'0" x 9'3"

Utilised as a study and offers excellent flexibility

SHOWER ROOM

7'10" x 5'3"

Fitted with a walk in shower, W.C. and wash hand basin

MAIN BEDROOM

12'6" x 13'9"

Double bedroom complete with extensive fitted wardrobes

BEDROOM 2

12'4" x 9'4"

Comfortable double bedroom enjoying views to the rear aspect

BEDROOM 3

11'4" x 11'4"

A well-proportioned double bedroom positioned to the front of the property

BEDROOM 4

7'10" x 12'1"

Offering flexibility for family living

BEDROOM 5

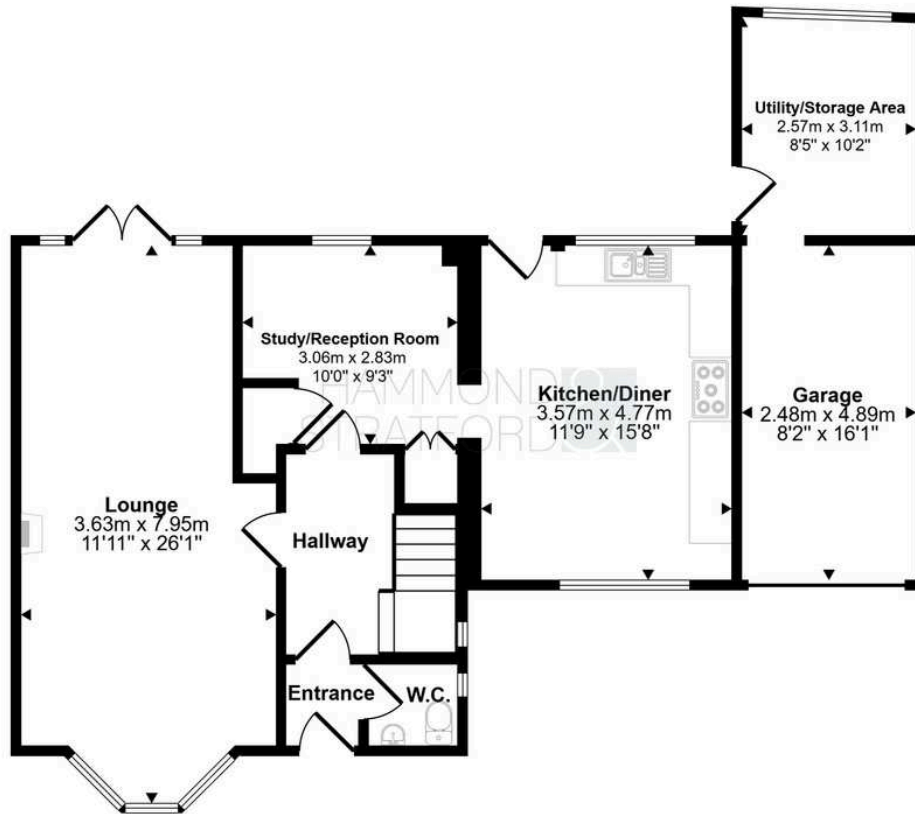
8'2" x 7'3"

Currently arranged as a home office, a versatile room

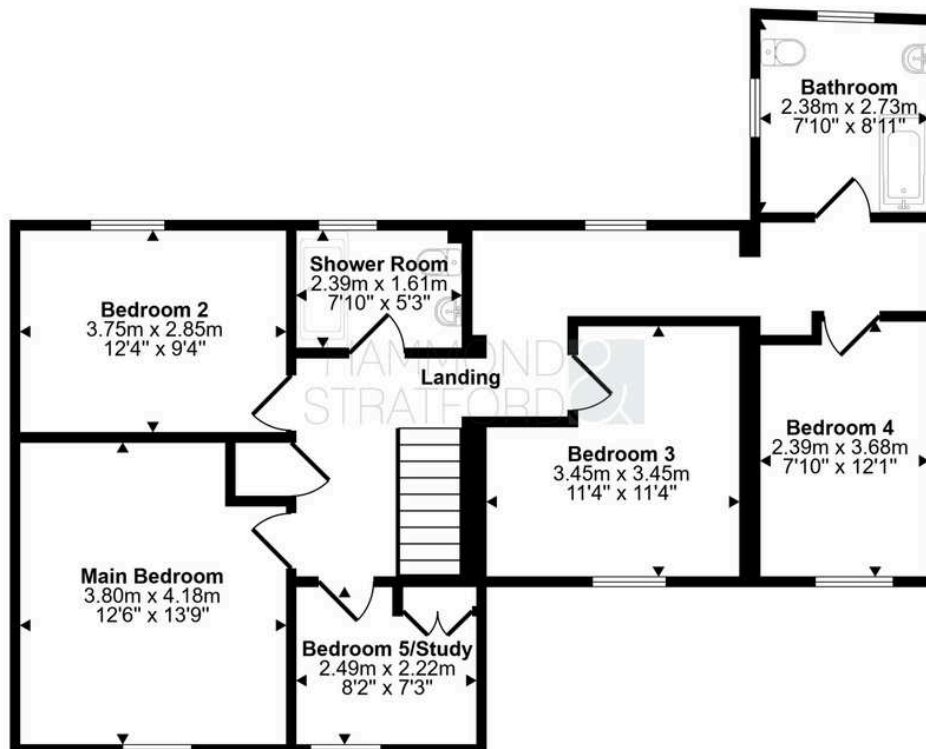
MAIN BATHROOM

7'10" x 8'11"

Bath, W.C. and wash hand basin, complemented by a heated towel rail



Ground Floor
Approx 86 sq m / 927 sq ft



First Floor
Approx 84 sq m / 907 sq ft

**Approx Gross Internal Area
170 sq m / 1835 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



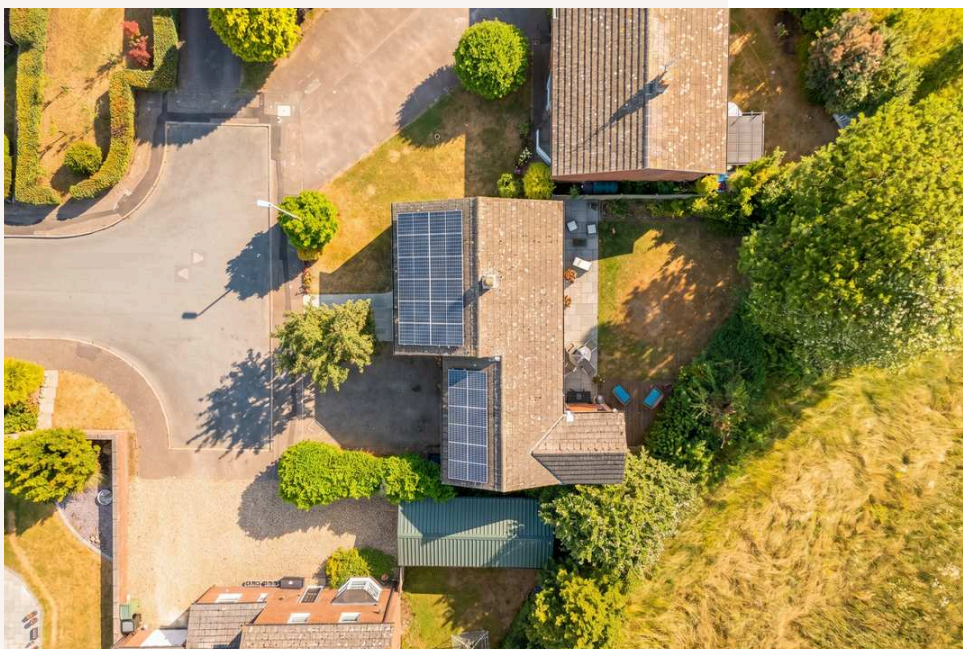


“With its picturesque outlook, the garden provides an idyllic setting to unwind.”

To the front, a driveway provides parking alongside the garage, with a lawned frontage and apple tree softening the approach. 2 EV charging points are installed, complementing the property's impressive eco credentials.



The rear garden has been thoughtfully designed to maximise both privacy and the beautiful outlook beyond. Predominantly laid to lawn and enclosed by mature hedging, shrubs and fencing, the space enjoys an exceptional sense of seclusion.



A generous patio spans the rear elevation, creating the perfect setting for entertaining or simply unwinding while taking in the surrounding fields, while a raised decked seating area tucked into the corner of the garden offers an additional spot to relax and enjoy the surroundings. Abundant wildlife contribute to the atmosphere, making the garden feel like a private retreat throughout the seasons.

DISCOVER BROOKE

Nestled in picturesque countryside, Brooke is a highly regarded village offering the perfect balance of rural charm and everyday convenience.

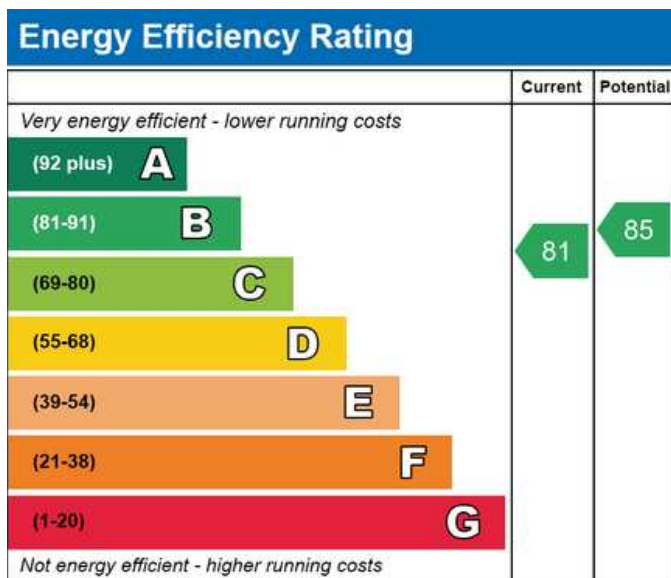
Located approximately 7 miles south-east of Norwich, the village enjoys excellent access to the city while retaining a strong sense of community and village character.

Brooke benefits from a range of local amenities including a primary school, village hall, petrol station, farm shop, public houses and recreational facilities, all centred around its attractive historic setting.

Surrounded by beautiful countryside, scenic walks and charming Norfolk villages, it is an ideal location for families, professionals and those seeking a more relaxed pace of life.

With easy access to the A146, residents can enjoy straightforward connections to Norwich, Loddon, the Norfolk Broads and the Suffolk coast, making Brooke a desirable and well-connected place to call home.





SERVICES CONNECTED

Mains water, electricity and drainage.

Air Source Heat Pump, Solar Panels and mostly double glazing.

TENURE

Freehold

LOCAL AUTHORITY

South Norfolk Council

COUNCIL TAX BAND

Band E

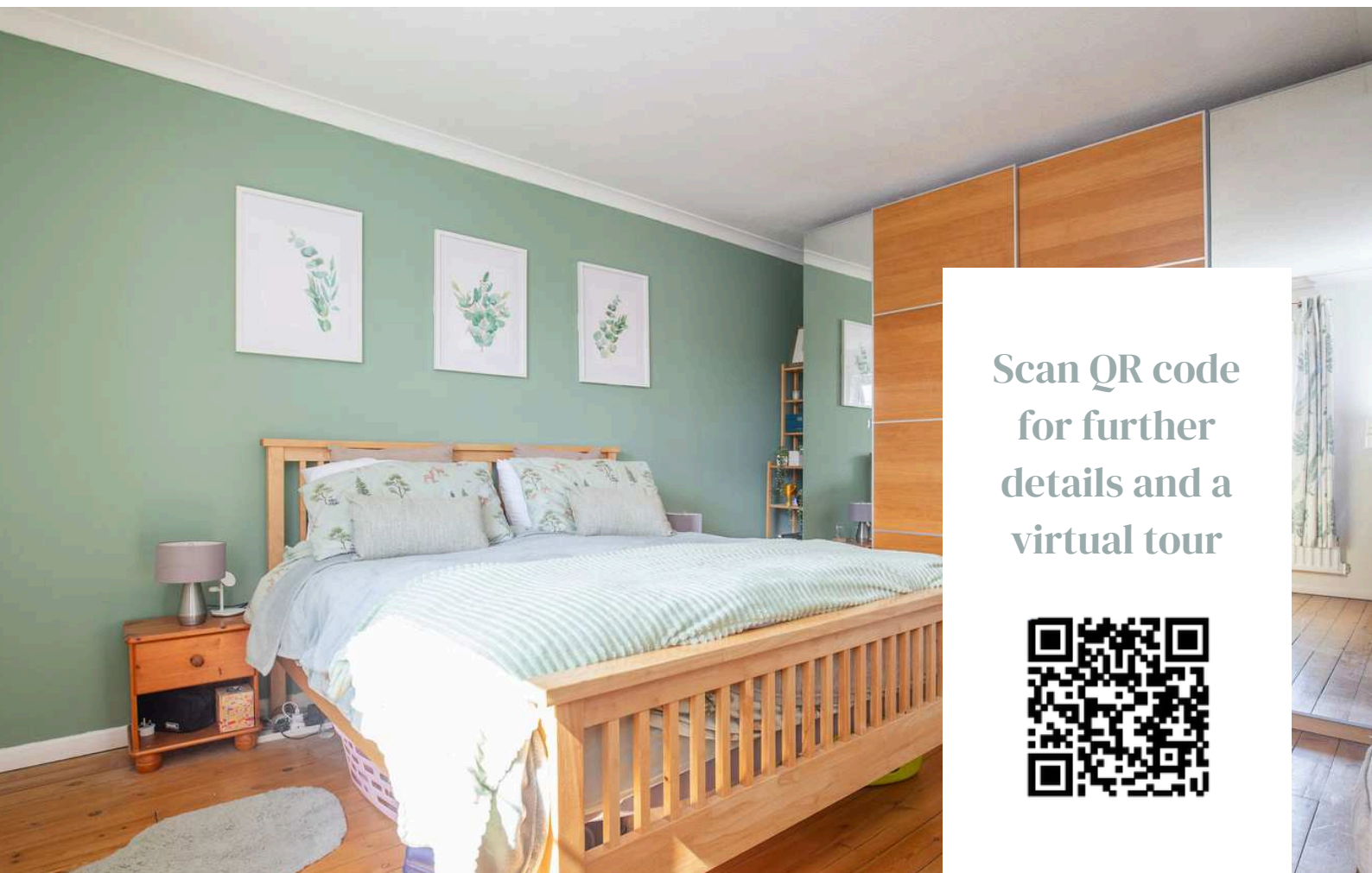
LOCATION

What3words ///bets.elevates.ogre

AGENTS NOTES

'Viewings by appointment only, please contact the team for full information before booking a viewing. Please be advised the access to the neighbours oil tank is just inside the rear garden and a ditch is positioned beyond the rear boundary.

While we have made diligent efforts to ensure the accuracy of the information relating to each property at the point of listing, you are advised to consult the official local council website for details on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant aspects. These details are for guidance purposes only and we do not seek advice from the seller's legal representative in their preparation. We also strongly advise that you inspect the property and surrounding area on Google Maps and Street View prior to viewing. The photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



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HAMMOND STRATFORD

GETTING IN TOUCH

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