



7 Hunstead Lane  
Brooke, Norfolk, NR15 1JP

**BROWN & CO**



## 7 Hunstead Lane, Brooke, Norfolk, NR15 1JP

Beautifully presented and an exceedingly charming cottage located within striking distance of Norwich, and positioned in the heart of a highly-desirable village.

£475,000 FREEHOLD



### DESCRIPTION

No.7 Hunstead Lane is a charming detached two-bedroom period cottage offering beautifully presented accommodation, set within mature gardens in the heart of the sought-after village of Brooke.

This delightful home has been sympathetically modernised while retaining its character and original features, including exposed timbers, inglenook fireplaces, and leaded casement windows. The property enjoys well-arranged accommodation on two floors and has been the subject of a major renovation programme over the past 18 months.

The house is approached via a quiet path which leads up to the front door and opens into a porch entrance and through to the entrance hall which provides access to the dining room and sitting room. The sitting room is centred around an impressive brick inglenook fireplace housing a wood-burning stove. Exposed beams act as a major feature of no.7 and provide warmth and charm to this space, while two windows to the front elevation

provides pleasant views over the garden. The dining room with a further inglenook and log burner links in beautifully with the kitchen area and adjoining wc. Across the other side of the house is a family shower room.

The bedroom accommodation is accessed via two separate staircases leading up to individual bedrooms. The guest bedroom enjoys a vaulted ceiling and there are lovely views over the gardens, which marries with the principal bedroom. The staircase serving the principal bedroom leads up into a highly impressive en-suite bathroom with the bath centred below the exposed brick chimney breast. An opening leads on into an impressive, vaulted bedroom.

To the outside the property is approached via driveway with hardstanding for three vehicles and leads up to the double garage. The front garden is attractively landscaped, featuring shaped lawns, established planting, and seating areas ideal for outdoor dining.

Services - Mains water, mains electricity, mains drainage. Electric central heating.

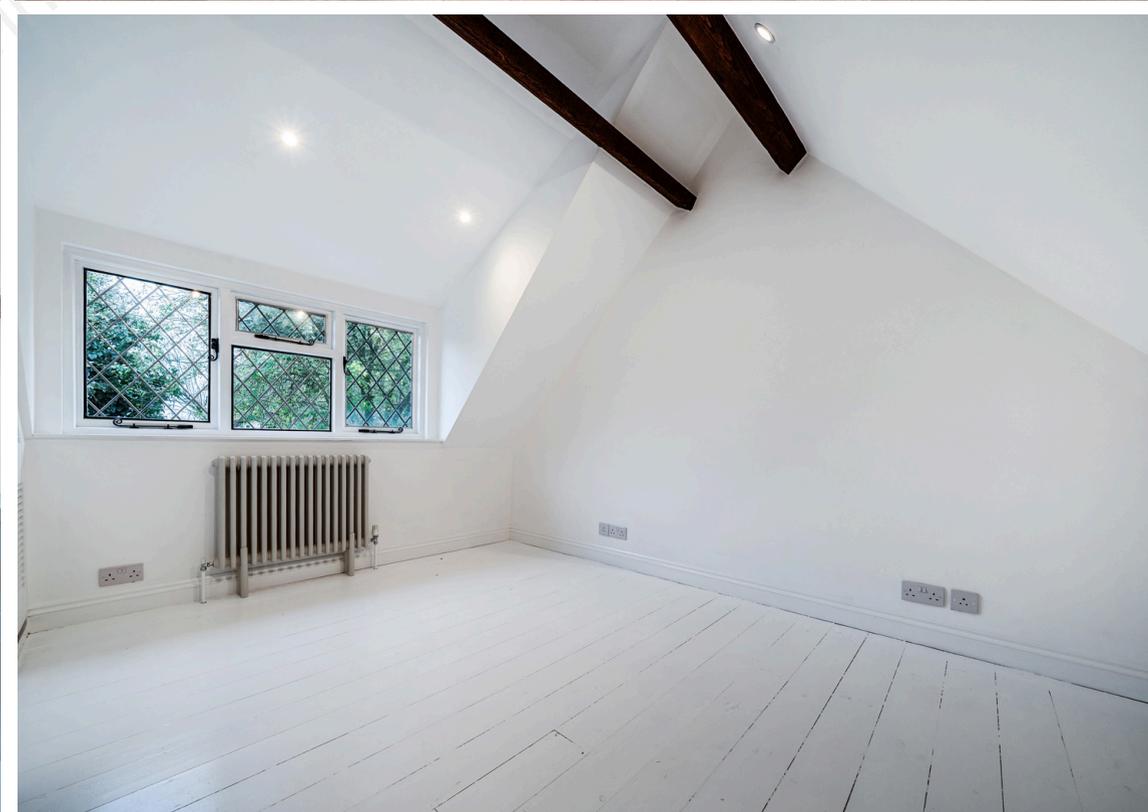
Local authority – South Norfolk District Council.

### LOCATION

Brooke is a popular and well-served village situated approximately six miles south of Norwich. The village offers a range of local amenities, including a primary school, village shop, two public houses, and regular bus services to the city and surrounding villages.

### DIRECTIONS

From Norwich city centre, proceed south on the A146 towards Bungay. After approximately 4 miles, turn left at the roundabout signposted Brooke (B1332). Continue along the B1332 through Poringland and Framingham Earl. Upon reaching the village of Brooke, turn left into The Street and continue. Follow Hunstead Lane around to the right and the property, number 7, will be found on the left-hand side.



**AGENT'S NOTES:**

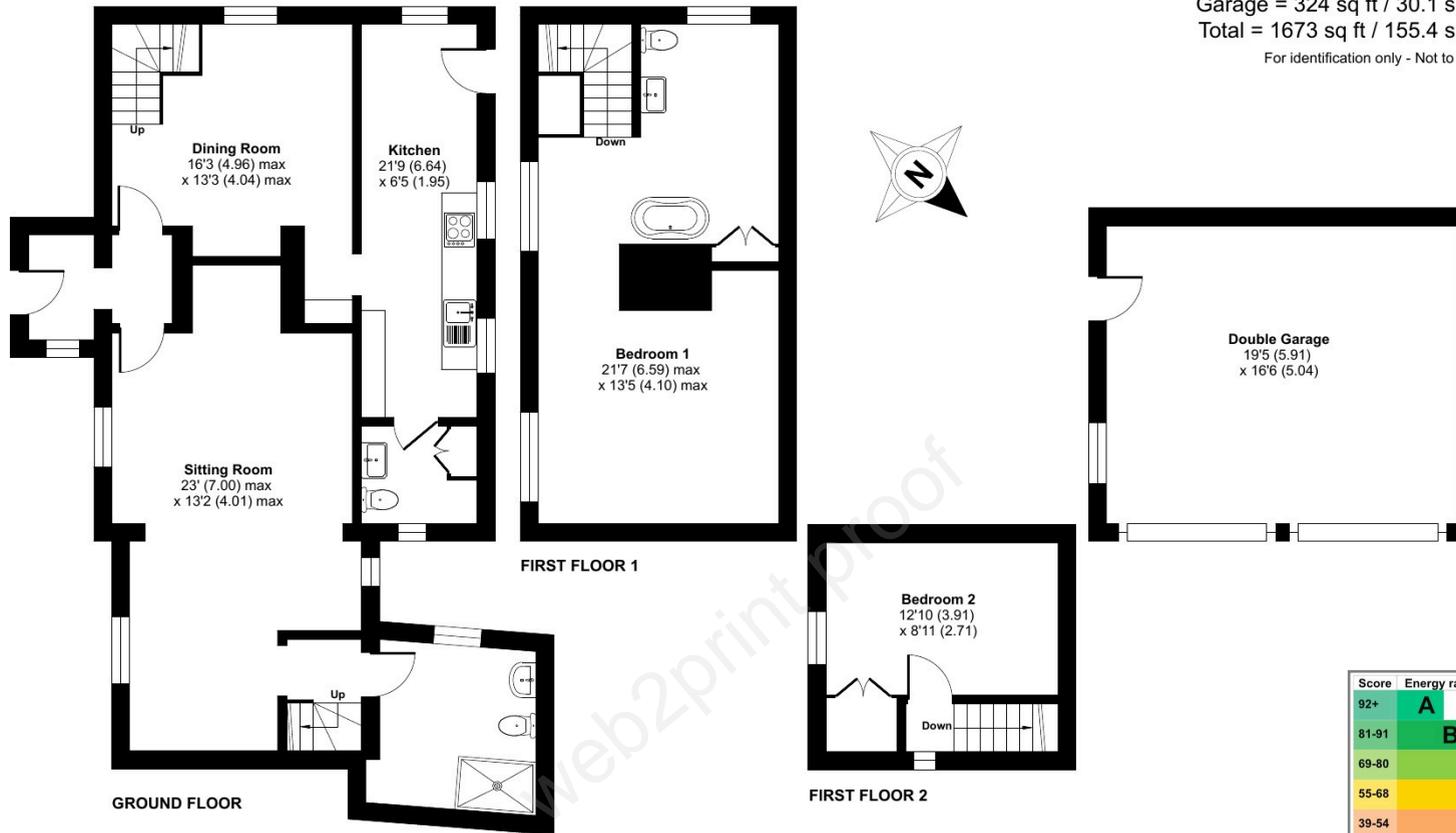
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address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

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



# Hunstead Lane, Brooke, Norwich, NR15

Approximate Area = 1349 sq ft / 125.3 sq m  
 Garage = 324 sq ft / 30.1 sq m  
 Total = 1673 sq ft / 155.4 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). © nlicocom 2025. Produced for Brown & Co. REF: 1380969

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	43 E	
21-38	F		
1-20	G		

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