

The Street, Brooke, Norfolk
OIEO £425,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Spacious Detached Family Home
- Four Generous Bedrooms
- Lounge & Dining Rooms
- Kitchen/Breakfast Room
- Modern Bathroom Suite
- Requested Village Location
- Generous Mature Gardens
- Garage & Ample Parking
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band E

Description

Iconic estate agents are pleased to offer for sale this deceptively spacious detached family home, situated in the requested village location of Brooke located six miles to the south east of Norwich.

This family home offers generous accommodation which comprises; both a porch and hall entrance that gives access to the lounge, kitchen/breakfast room and cloakroom along with stairs that rise to the first floor. The 19ft lounge boasts dual aspect windows giving a light and airy feel, there is also a feature fire place and an archway that leads through to the separate dining room.

The kitchen/breakfast room boasts a range of wall and base units with work surface over along with space for a free standing oven, dishwasher and washing machine. There is also a door which leads into the lobby that gives access to the front, garage and rear garden.

Upstairs there are four bedrooms off the landing with the master boasting fitted wardrobes and there is a modern three piece family bathroom suite which completes the accommodation.

The property further benefits from having solar panels installed which generate a fed in tariff for the sellers along with a battery to store the excess energy.

Outside

Outside the property offers ample parking to the front via shingled driveway that gives access to the garage, there is also a lawn area. To the rear there is a generous sized panel fence enclosed lawn garden with patio with mature shrubs and borders.

Location

The Street, Brooke, Norwich, NR15 1JU

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Electricity, Solar Panels and Broadband are all connected.

Local Authority

South Norfolk Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax E

Tenure

Freehold

Directions

Leave Norwich via A146 taking the right hand turn towards Poringland. Continue through the village and when you enter the village of Brooke take the left hand turn after the Kings Head onto The Street. Follow the road bearing left where the property can be found on the right hand side.

