



17 WINDERMERE CLOSE

Brooke, Norfolk, NR15 1HT

£375,000

BROWN & CO

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Brooke, Norfolk, NR15 1HT

DESCRIPTION

A three/four-bedroom detached chalet bungalow situated in a lovely pocket of South Norfolk, down a quiet cul-de-sac in the delightful village of Brooke. The property sits on an excellent plot and will be of great interest to a wide variety of buyers seeking a family home with great potential.

You enter via the front door into a spacious light and airy entrance hall with access to the principle sitting room, kitchen, shower room, study/bedroom four and a further inner hallway which provides access to the garage, and front and rear gardens. The sitting room which flows into the dining room is an impressive space with further access into a lovely conservatory.

To the first floor there are three double bedrooms with two bedrooms boasting fitted wardrobes and a family bathroom. In addition, there is an airing cupboard and a storage cupboard.

Number 17 Windemere Close is approached from the East into a private shingled driveway with parking for several vehicles. the driveway leads to an attached single garage with electric up and over door, power, and light. There are a range of mature shrubs and borders with a pleasant laid to lawn garden to the front

The extensive West facing rear gardens enjoy further shrubbery and borders, a garden shed and large mainly laid to lawn areas. The whole is offered with no onward chain and extends to around a fifth of an acre (stms)



The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB
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LOCATION

The property is situated on the edge of the village within walking distance of all the local shopping and transport facilities available in this popular village which is some 8 miles south of Norwich. There are excellent local facilities in the village including primary school, post office, farm shop, garage, village hall, cricket club and thriving church and there are wonderful walks in the vicinity as well. Access to Norwich is good and there are excellent facilities in Bungay and nearby Poringland as well.

DIRECTIONS

From the last set of traffic lights at the top of the A146 Trowse bypass turn right onto the B1332 Bungay Road. Follow this road through Poringland/Framingham Earl and on to the village of Brooke. Upon reaching the crossroads just past the Post Office in Brooke, turn right onto High Green. Take the next right turn on Brecon Road and then take a right turn onto Windemere Close. The property is located on the right-hand side as you follow Windemere Close round to the end of the cul-de-sac.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL Carpet flooring, radiator, staircase to first floor landing, access to sitting room, kitchen, shower room, bedroom four/study, cupboard and access into the inner hallway which services the garage, front door, and rear access into the garden.

SITTING ROOM Carpet flooring, UPVC double glazed window to front aspect, two radiators, feature fireplace, open plan access into the dining room.

DINING ROOM Carpet flooring, radiator, UPVC double glazed window to rear aspect, access to conservatory via UPVC double glazed door and a door provides access into the kitchen.

KITCHEN Lino flooring, radiator, range of fitted solid oak wall and base units with integrated appliances including four ring electric hob and extractor over, Siemens oven, fridge freezer, one and half bowl sink and drainer unit with mixer tap, UPVC double glazed window to rear aspect. Cupboard housing oil fires boiler, Door into the entrance hall,

CONSERVATORY UPVC conservatory with tile flooring, two electric convection heaters, and French doors out onto the terrace.

SHOWER ROOM Tile flooring, UPVC obscure double-glazed windows to side and rear aspects, radiator, corner shower, wc, sink, half tiled walls.

INNER HALLWAY Access to the front gardens, rear gardens, cupboard with plumbing for a washing machine and into the single garage.

On the First Floor:-

LANDING Carpet flooring, loft access, access to all three bedrooms, family bathroom, airing cupboard and linen cupboard.

BEDROOM ONE Carpet flooring, radiator, UPVC double glazed window to rear aspect overlooking the rear gardens, fitted wardrobes.

BEDROOM TWO Carpet flooring, radiator, UPVC double glazed window to front aspect overlooking the front gardens, fitted wardrobes.

BEDROOM THREE Carpet flooring, radiator, UPVC double glazed window to side aspect, cupboard providing eves storage.

FAMILY BATHROOM Tile flooring, UPVC obscure window to side aspect, three-piece suite comprising bath, wc, sink and half tiled walls.

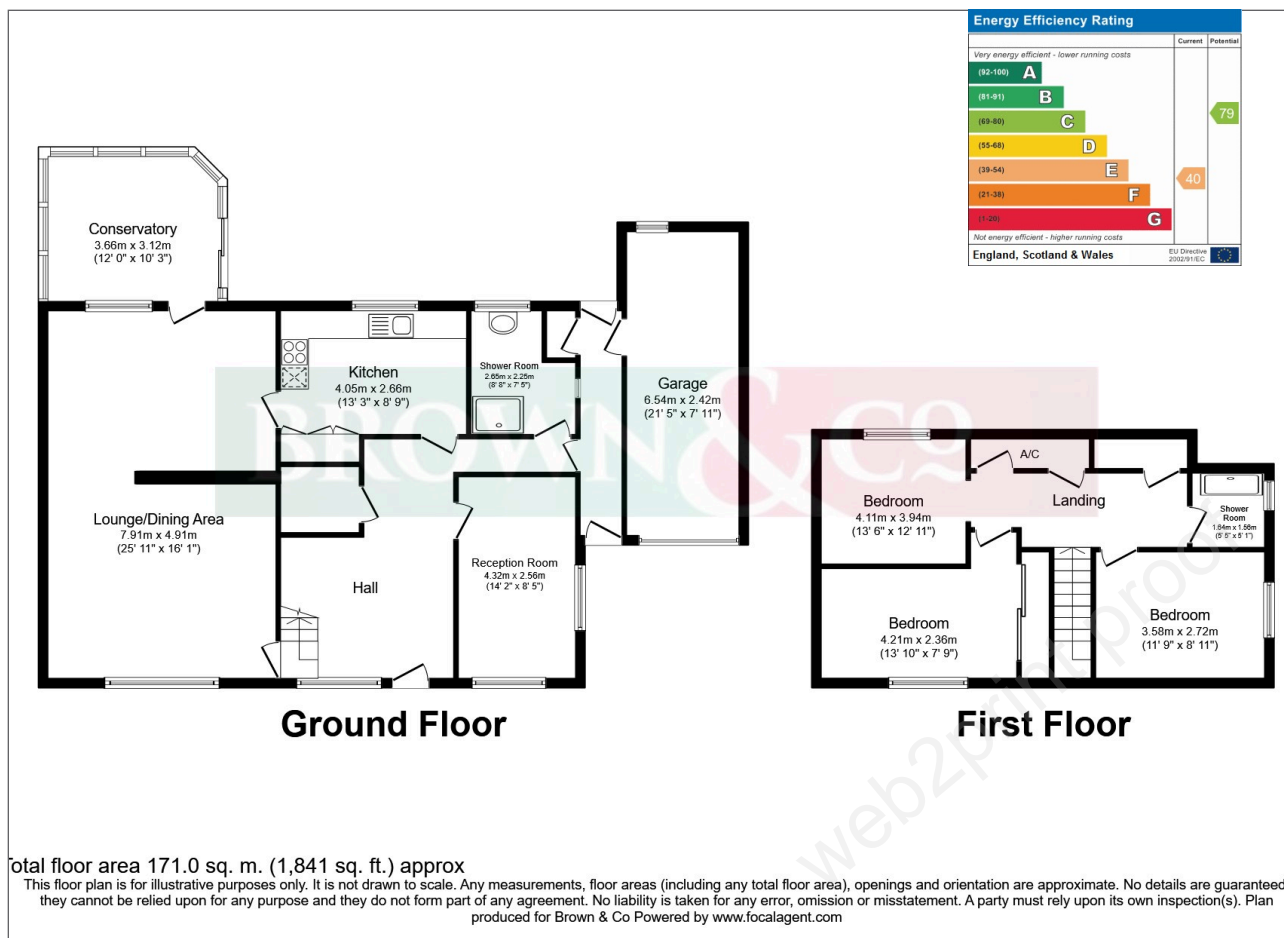
GARAGE Electric up and over door, power and light, door into the inner hallway, UPVC double glazed window to rear aspect.

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





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