



## 6 THE STREET

Brooke, Norwich, Norfolk, NR15 1JN

Guide Price £850,000

**BROWN & CO**

# 6 THE STREET

Brooke, Norwich, Norfolk, NR15 1JN

**A stunning extended five bedroom detached family home with flexible accommodation in a lovely position close to The Mere in the centre of the village.**

## DESCRIPTION

6 The Street has been thoughtfully extended and offers beautifully presented accommodation which briefly comprises four reception rooms plus a study, an amazing kitchen/breakfast room with a lovely view over the rear garden, utility room and two downstairs WC's. There are five bedrooms, two en-suite shower rooms and a family bathroom. In addition, the property has the benefit of oil fired central heating, a burglar alarm system and double glazed windows. Only by inspection can the quality and wonderful feel of this family home be fully appreciated and therefore viewing is highly recommended.

## LOCATION

The property is situated in the centre 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 left onto The Street. The property will be found on the right hand side.



## ACCOMMODATION

On the Ground Floor:-

**ENTRANCE HALL** Quarry tile floor with mat recess. Radiator. Stairs to first floor landing.

**SNUG** Radiator. Television point. Fireplace with decorative timber surround and a double sided wood burner to the garden room on a pamment tile hearth. Double glazed door to garden room.

**GARDEN ROOM** Engineered oak wood flooring. Radiator. Vaulted ceiling with exposed timbers and a Velux skylight window. Double glazed windows to side and rear aspects and double glazed doors to rear.

**DINING ROOM** Two radiators. Open fireplace with a wood burner on a pamment tile hearth. Fitted cupboards and drawers in recess with display shelves above.

**KITCHEN/BREAKFAST ROOM** Granite and solid wood worktops with cupboards and drawers below and a 1½ bowl sink with mixer tap. Tiled splashback. Matching wall cupboards and a pull-out larder cupboard. Twin Neff fan assisted ovens, microwave oven and steamer oven. Inset Neff induction hob and a Neff extractor set into the island unit with a Corian top and cupboards and drawers below with a breakfast bar and a wine fridge. Integrated fridge and freezer. Part tiled floor with some underfloor heating. Radiator. Thermostat control for heating. Kick-space heater. Built-in under stairs storage cupboard. Inset ceiling spotlights. Double glazed windows to side and rear aspects and large double glazed sliding doors to the patio and rear garden.

**HALLWAY** Engineered oak wood flooring. Inset ceiling spotlights.

**STUDY** Engineered oak wood flooring. Telephone point. Inset ceiling spotlights.

**CLOAKROOM** White WC and pedestal wash basin with tiled splashback. Fitted cupboard. Engineered oak wood flooring. Extractor. Inset ceiling spotlights. Loft access hatch.

**LOUNGE** Engineered oak wood flooring. Wood burner. Television point. Built-in under stairs storage cupboard. Stairs to first floor landing (2). Inset ceiling spotlights.

**UTILITY ROOM** Tiled floor with mat recess. Radiator. Deep white ceramic sink with mixer tap and cupboard below. Solid wood drainer and upstand. Storage cupboard with water softener. Plumbing for washing machine and space for tumble dryer. Free-standing oil fired boiler. Extractor. Inset ceiling spotlights. Double glazed solid wood door to side.

**CLOAKROOM** White WC. Pedestal wash basin with tiled splashback. Tiled floor. Extractor.

On the First Floor:-

**LANDING (2)** Inset ceiling spotlight.

**BEDROOM 2** Radiator. Thermostat control for heating. Television point. Inset ceiling spotlights. Velux skylight window with blind.



**DRESSING ROOM** Radiator. Inset ceiling spotlight. Velux skylight window with blind.

**EN-SUITE SHOWER ROOM** Large tiled shower cubicle with a mixer shower. White WC and wash basin with mixer tap and cupboard below. Tiled floor. Chrome towel radiator. Extractor. Inset ceiling spotlights. Velux skylight window with blind.

**LANDING (1)** Radiator. Built-in airing cupboard with slatted shelf and hot water cylinder. Loft access hatch.

**BEDROOM 1** Radiator. Two built-in double wardrobes. Telephone point.

**EN-SUITE SHOWER ROOM** Tiled shower cubicle with a mixer shower. White pedestal wash basin with tiled splashback. WC. Radiator. Chrome towel radiator. Fitted wall cupboard. Extractor. Inset ceiling spotlights.

**BEDROOM 3** Radiator. Built-in storage cupboard.

**BEDROOM 4** Radiator. Double glazed windows to front and side aspects.

**BEDROOM 5** Radiator. Double glazed windows to front and side aspects.

**BATHROOM** White suite comprising panelled bath with tiled surround and mixer tap with shower attachment, pedestal wash basin, WC. Radiator. Extractor. Inset ceiling spotlights.

#### OUTSIDE

The front garden is laid to lawn with a pathway to the front entrance door. Double gates open to a wide block driveway in front of a detached open cart lodge style double garage with roof space, light and power. Adjoining the cart lodge is a timber and tiled roof storage shed and there is also a wood store to the rear.

There is a wide paved patio to the immediate rear of the property overlooking the rear garden which is laid to lawn with established shrubs and trees. There is also an old ice house. There are double

gates to the rear boundary which could provide an alternative access to The Street. Plastic oil storage tank.

#### HISTORICAL NOTE

This house was formerly the chauffeur's residence back in the days when Brooke House was occupied by the Mackintosh family of Quality Street fame. A particular feature is the amenity woodland at the rear.

#### 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**





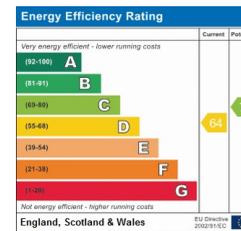
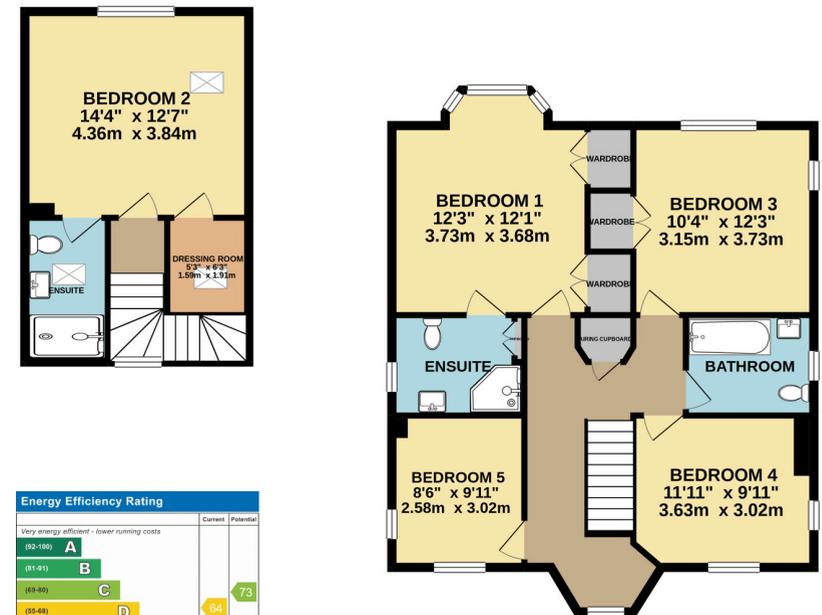
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**BROWN & CO**

GROUND FLOOR  
1629 sq. ft. (151.4 sq. m.) approx.



1ST FLOOR  
1120 sq. ft. (104.0 sq. m.) approx.



TOTAL FLOOR AREA : 2749 sq. ft. (255.4 sq. m.) approx.

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