



Main Road

Brookville, IP26

Guide price £425,000



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## Description

Located in the charming rural village of Brookville, this delightful detached bungalow offers a perfect blend of comfort and convenience. Set on a generous plot, the property boasts a shingled driveway that provides ample off-street parking for several vehicles, making it ideal for families or those who enjoy entertaining guests.

As you enter the bungalow, you are welcomed by a generous hall way and a useful cloakroom with W.C and wash hand basin. There are three spacious reception rooms, including a bright lounge to the front of the home, as well as a dining area, and a lovely conservatory that invites natural light and offers views of the expansive rear garden. The kitchen/breakfast room is well-appointed, providing a perfect space for family meals and gatherings.

The bungalow features three double bedrooms, ensuring plenty of room for family or guests. The largest two bedrooms both enjoy fitted wardrobes, whilst the sellers are using the third bedroom as a home office. The family bathroom is thoughtfully designed, equipped with both a bath and a shower, catering to all your needs.

One of the standout features of this property is the double garage, complete with an electric remote-controlled front door, power and light connected, along with a personal door leading to the garden. The rear garden is predominantly lawned, providing a serene outdoor space, complete with a charming garden pond feature, perfect for relaxation. The garden also includes a timber Summerhouse, plus a greenhouse and a range of timber sheds.

Located in the sought-after county of Norfolk, this bungalow offers a peaceful lifestyle while still being within reach of local amenities.

This property is a wonderful opportunity for those seeking a spacious home in a picturesque setting.

Don't miss the chance to make this delightful bungalow your own.

## Measurements

Entrance Hall & Cloakroom

Lounge - 21' 4" x 14' 8" max

Kitchen/ Breakfast Room - 18' 7" x 10' max

Dining Room - 14' 2" x 9' 1"

Conservatory - 19' 1" x 8' 3"

Bedroom 1 - 15' 5" x 11' 11"

Bedroom 2 - 14' 1" x 11' 9"

Bedroom 3 - 12' 10" x 10' 3" (used as a home office)

Bathroom - 7' 11" x 7' 8" plus depth of shower

Double Garage - 17' 5" x 16' 7"

Council Tax Band - E

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

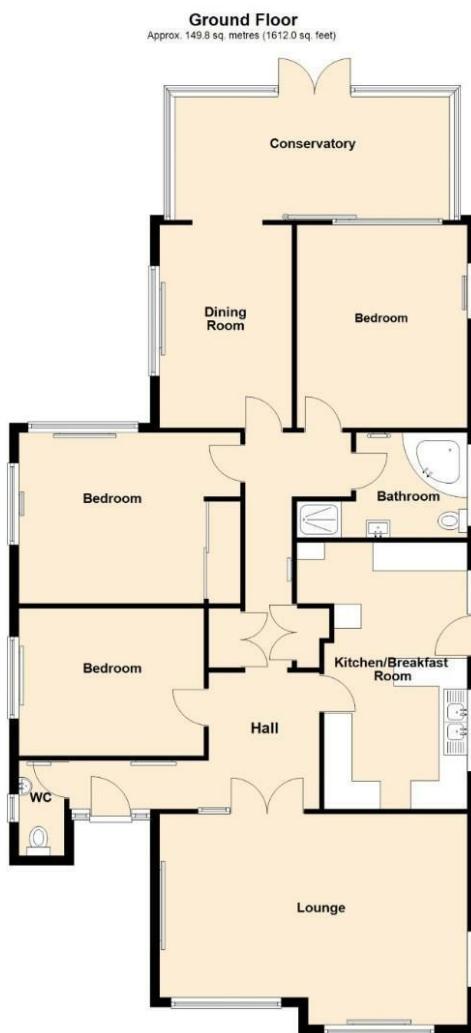
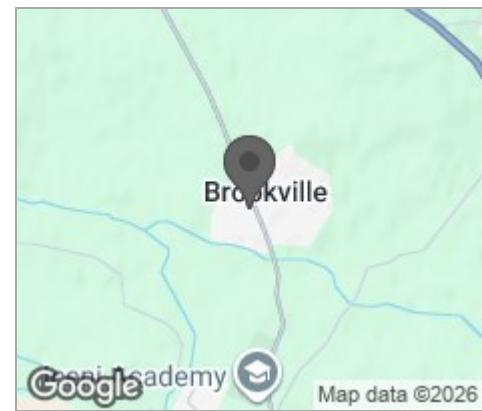
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B		
(59-60)	C		
(55-68)	D		
(29-54)	E	44	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus)	A		
(61-91)	B		
(59-60)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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