MOLYNEUX
ESTATE AGENTS



Brook Lane

Brookville, IP26

£550,000

5 3 2 E





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Description

Situated in the charming village of Brookville, this impressive detached residence on Brook Lane offers a perfect blend of space, comfort, and countryside living. Spanning an expansive 2,519 square feet, this property is set on a generous plot, providing ample room for both relaxation and recreation.

Upon entering, you are greeted by a welcoming entrance hall that leads to two well-appointed reception rooms. The lounge is perfect for unwinding, while the versatile dining room can easily serve as a playroom or additional living space. The ground floor also features a convenient bedroom, ideal for guests or family members seeking privacy. The heart of the home is the spacious kitchen, complemented by a utility room that enhances functionality.

Upstairs, you will find four further bedrooms, two of which boast their own ensuite bathrooms, ensuring comfort and convenience for all. The main family bathroom is a true highlight, featuring a luxurious clawfoot bath alongside a separate shower cubicle, perfect for unwinding after a long day.

The exterior of the property is equally impressive, with electric gates leading to a large driveway that accommodates parking for multiple vehicles. The double garage and workshop provide additional storage and workspace, while the stable offers potential for equestrian enthusiasts. The outdoor kitchen area is perfect for al fresco dining, and the expansive lawned gardens, vegetable garden, and greenhouse invite you to enjoy the beauty of nature.

Situated in a sought-after non-estate position, this home allows you to relish the tranquillity of countryside living while remaining conveniently close to local amenities.

This property is a rare find, offering a peaceful lifestyle in the picturesque setting of Norfolk.

Measurements

Entrance Hall

Lounge - 24' 7" x 12' 7" max

Ground floor Bedroom - 10' x 9' 8" max

Dining Room/ Play Room - 14' 5" x 13' 4"

Kitchen - 16' 10" max x 16' 1" plus door recess

Utility - 6' 5" x 5' 10"

Cloakroom

Stairs to first floor landing

Bedroom 1 - 16' 11" x 16'

En- Suite - 10' 7" x 7' 4"

Bedroom 2 - 12' 6" x 10' 11"

En- Suite - 8' 1" x 5' 8"

Bedroom 3 - 14' 4" max x 13' 5" max

Bedroom 4 - 11' 7" x 11'

Bathroom - 10' x 9' 10"

Double Garage - 23' 1" x 19' 3"

Workshop - 19' 7" x 11' 3"

Stables - 42' 8" x 24' 4"

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.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.













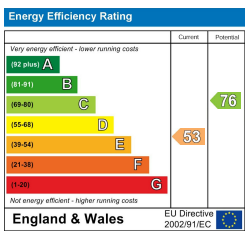


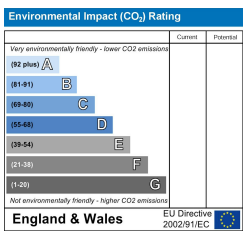


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

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





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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