



The Street, Bramerton, Norwich

Guide Price £400,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Detached Character Cottage
- ✓ Grade II Listed
- ✓ Open Plan Kitchen/Dining Room
- ✓ Sitting Room with Wood Burner
- ✓ Two Double Bedroom
- ✓ Home Office/Annexe Bedroom
- ✓ Private Gardens
- ✓ Tandem Driveway

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





This BEAUTIFULLY PRESENTED 1650's Grade II Listed COTTAGE fronts The Street in Bramerton, with an ATTRACTIVE FACADE and a WARM and INVITING INTERIOR. Having been WELL MAINTAINED, the property offers just over 1000 Sq ft (stms) of accommodation, under a THATCHED ROOF, with the benefit of a 2020 installed LPG central heating boiler and new sunken tank. Various RE-WIRING and cosmetic improvements have been completed, along with the THATCH being checked for insurance purposes in 2019. Once inside, a small entrance porch with a high VAULTED CEILING leads to the 17' SITTING ROOM - with its feature FIRE PLACE and original BREAD OVEN. Stairs lead up, whilst a door leads to the BATHROOM which is flooded with natural light. The OPEN PLAN KITCHEN/DINING ROOM completes the property, with feature VERTICAL TIMBER BEAMS. Upstairs a LANDING with STORAGE leads to TWO BEDROOMS - both with VAULTED CEILINGS. The HOME OFFICE/ANNEXE BEDROOM can be found outside with a CLOAKROOM.

LOCATION

The South Norfolk village of Bramerton is a highly sought after location due to it's country setting, whilst neighbouring the villages of Rockland St Mary and Surlingham. The village of Bramerton provides local amenities including bus service, whilst Rockland offers a village store and post office. Access to the river network can also be gained, with excellent transport links provided to Norwich and Beccles.

DIRECTIONS

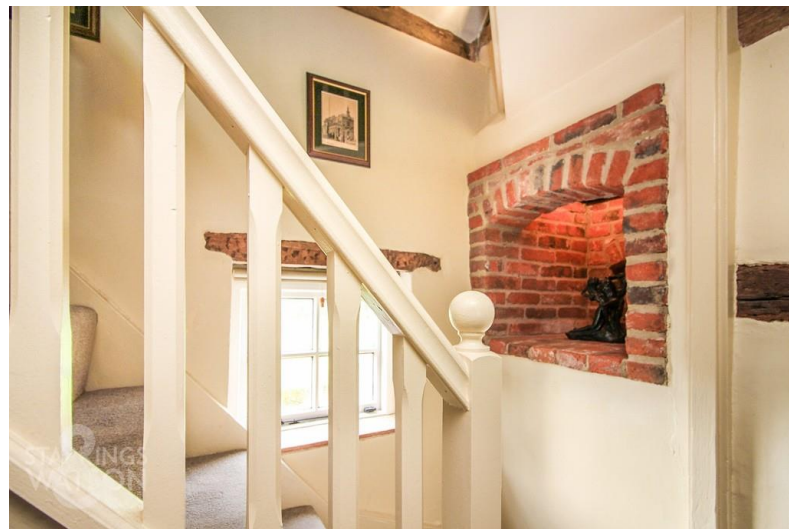
You may wish to use your Sat-Nav (NR14 7DW), but to help you...Leave Norwich via the A146 turning left under the A47 onto Kirby Road. Proceed along Kirby Road through the village of Kirby Bedon, turning right at the sharp right hand corner onto The Street, where the property can be found on the right hand side, indicated by our For Sale board.

Set back from the road and approached via a lawned front garden, high level hedging screens the property from the road, with a footpath leading to the main entrance door and the adjacent tandem driveway providing off road parking for several vehicles. To the front garden a variety of planting and shrubbery can be found and a useful brick built storage shed, and gated access leading to the rear garden.

Entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, double glazed window to side, cloaks storage space, smooth vaulted ceiling with exposed timber beams, doors to:



DINING ROOM

14' 1" x 7' 6" (4.29m x 2.29m) Offering an open plan aspect to the adjacent kitchen and flooded with natural light, this spacious dining room offers tiled flooring, radiator x2, double glazed windows to front and rear offering a dual aspect, door to rear garden, wall lighting, space for dining table, cupboard housing a wall mounted 2020 installed LPG gas fired central heating boiler, telephone points, exposed wall and ceiling timber beams, smooth ceiling, open plan to:

KITCHEN

14' 2" x 5' 2" (4.32m x 1.57m) Offering a hand crafted fitted range of base level units with complementary rolled edge work surfaces, and inset stainless steel bowl sink with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric double oven, continued tiled flooring, integrated fridge freezer and washing machine, double glazed window to side, smooth vaulted ceiling with recessed spotlighting.

SITTING ROOM

17' 11" x 13' 11" Max. (5.46m x 4.24m) Centered around the feature cast iron wood burner which is set within a brick built fire place with a timber surround and pamment tiled hearth, tiled flooring, dual aspect double glazed windows to front and rear x3, radiator x3, built-in storage cupboard, recessed brick built feature original bread oven, stairs to first floor landing with storage cupboard under, thermostat heating control, exposed wall and ceiling timber beams, smooth ceiling, door to:

FAMILY BATHROOM

Three piece suite comprising low level WC with hidden cistern, hand wash basin set within vanity unit with storage cupboard under, panelled bath with mixer shower tap, tiled splash backs, tiled flooring, wall lighting, double glazed window to rear, radiator, obscure glazed window to side, smooth ceiling with velux window to side.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, open plan to:

LANDING/ STUDY

14' 2" x 9' 4" Max. Some Restricted Height. (4.32m x 2.84m) Offering an open plan aspect from the stairs, and once again filled with an abundance of character and charm, this spacious landing offers built-in storage, fitted carpet, radiator, exposed wall and ceiling timber beams, exposed brick work, double glazed window to front, smooth ceiling with exposed timber beams, doors to:

DOUBLE BEDROOM

14' 2" x 11' 4" (4.32m x 3.45m) Fitted carpet, radiator, double glazed windows to front and side x3, wall lighting, exposed timber beams, smooth vaulted ceiling with exposed timber beams.

DOUBLE BEDROOM

14' 2" x 9' 8" (4.32m x 2.95m) Fitted carpet, radiator, double glazed window to side, exposed brick work and timber beams, built-in storage cupboard, smooth vaulted ceiling with exposed timber beams.







OUTSIDE REAR

The rear garden has been meticulously planned, enhancing the gardens private, bright and sunny aspect, which includes a central lawn and abundance of planting. Various flower and shrub beds can be found, along with a patio and hedged boundaries. To one corner a wrought iron seats sits around a tree, giving a pleasant seating space to admire this handsome home.

HOME OFFICE/ANNEXE

Door to:

OFFICE/BEDROOM

13' 0" x 8' 6" (3.96m x 2.59m) Fitted carpet, double glazed window to front and side, exposed brick work, smooth ceiling, door to:

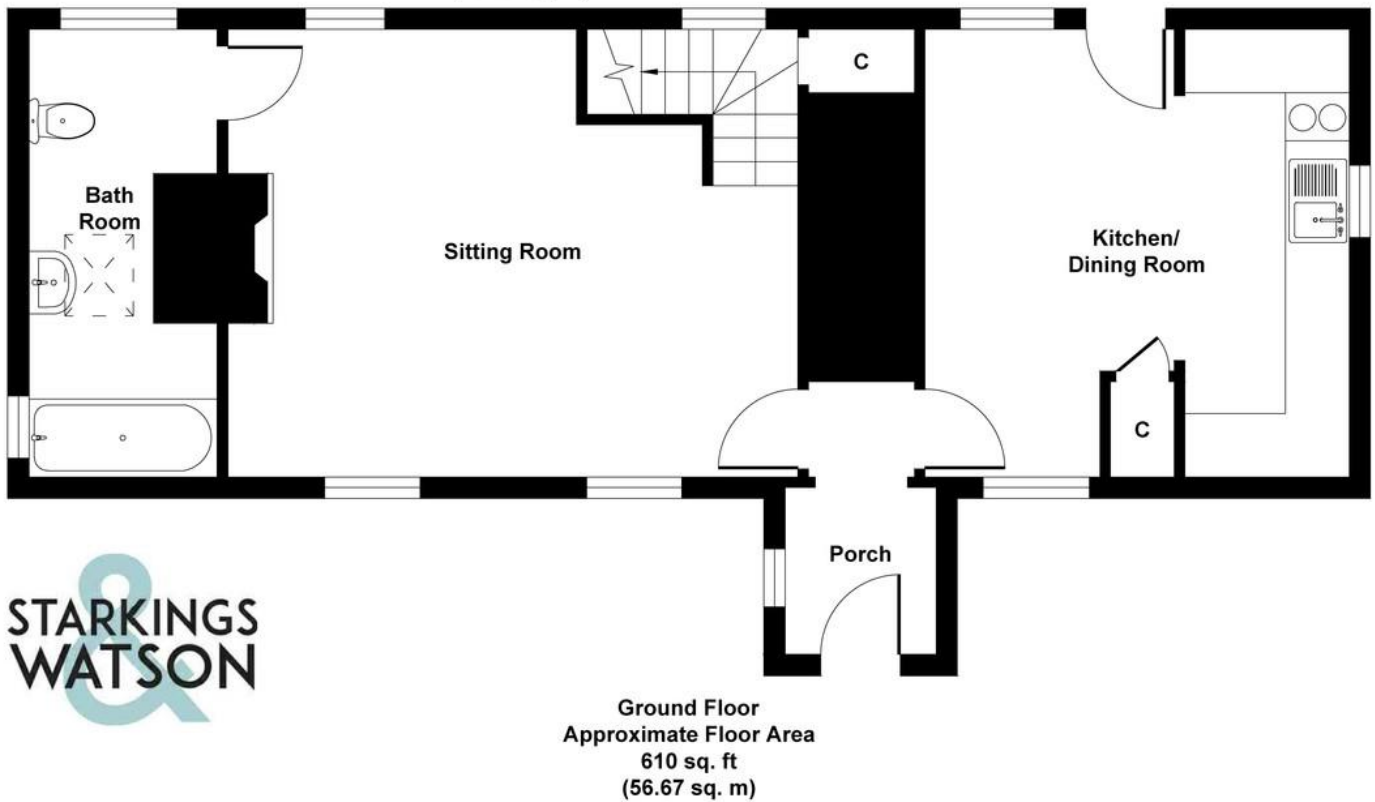
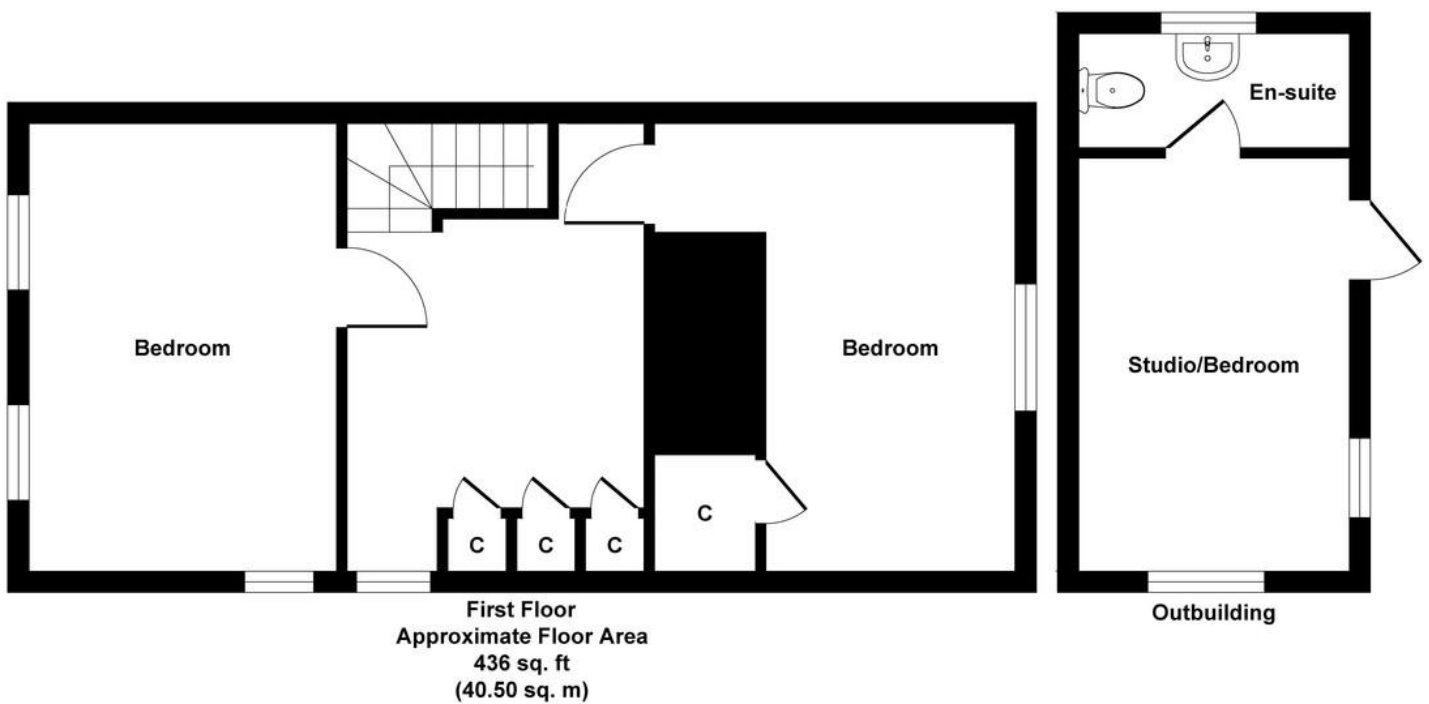
CLOAKROOM

Two piece suite comprising low level WC, wall mounted hand wash basin, fitted carpet, double glazed window to side.

AGENTS NOTE

The properties LPG gas supply is contained within a sunken tank in the front garden.





Approx. Gross Internal Floor Area 1046 sq. ft / 97.17 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

