



EH

EXQUISITE
HOME

FINELY BALANCED

Situated on a pleasant residential road in the highly-popular Broadland village of Brundall is this stylish three-bedroom, two-bathroom semi-detached family home that enjoys the perfect balance of modern living spaces and elegant, period flare. Located only a short walk from the train station, the property's excellent location allows a commute into the cathedral city of Norwich of around 15 minutes. Easy access to the breath-taking natural wetlands of the famed Norfolk Broads means the property offers that sought-after ideal of a countryside lifestyle while still being close enough to enjoy the advantages of city life.





The property dates from the Edwardian period and the current owner has particularly enjoyed the classic style and elegance of the period features, many of which they painstakingly restored. 'There's a mix of modern and antique styles throughout the house, which is really fun because it allows you to be really eclectic and experimental with furniture and decoration.' They add that, 'it's one of those houses that's just so inviting, and everyone says this when they visit.'

The main entrance is to the side, where a tall vaulted ceiling in the entry hall never fails to "wow" the owner even after years of living here. The entry hall separates the older and newer parts of the house, and includes a modern ground-floor shower room. To the left are the more formal living spaces in the original part of the house. This includes a spacious living and dining room. 'The living rooms are really intimate and cosy, especially in the winter when the fires are burning in the wood burners,' notes the current owner. Of particular note is the cast iron fireplace surround in the living room, a real statement piece that serves as a focus for the elegant atmosphere in the room. To the right of the entrance hall is a new extension which was added to the property by the current owner and completed in 2018. The extension houses a wonderful open-plan kitchen, dining and family space, with two large lantern skylights and large sliding doors to the rear, making this a bright, sunny room.

The kitchen includes all the modern gadgets a keen cook could want, including an integrated full-height fridge/freezer, larder, integrated Bosch microwave, Neff steam oven and a separate double oven, dishwasher and, in the island, a Siemens induction hob with a multi-function extractor above that doubles as yet another light. The extension also enjoys great eco credentials and underfloor heating. The current owner particularly enjoys the addition of the television in the kitchen, and confessed to spending most of their leisure time relaxing here, especially in the spring and summer, enjoying the view out into the sunny garden. The sliding doors in the kitchen open up onto a sunny patio area that's large enough for both a dining and lounge area. The current owner notes that the garden is completely private and not overlooked, and because the property itself is so far back from the quiet road, there's no noise except birdsong in the rear garden. 'It's such a lovely, private garden, and because it's south-facing there's sun in the garden throughout the day.' They add, 'what I really like is that there are so many different seating areas, so you can move throughout the day to stay in the sun or enjoy the shade when it's really hot.' The garden includes a separate wooden decked area with a fixed gazebo in place, which makes an ideal spot for lounging. Near to this is a large summer house with power connected and a large storage shed. 'The garden is semi-wild,' notes the current owner, 'which is great for all the birds: because we're only a mile from Strumpshaw Fen we get a lot of really interesting birds flying through here.' They've also particularly enjoyed the established rose vines over the decking area.



A Stunning Contemporary Space



“There’s a mix of modern and antique styles throughout the house, it’s one of those houses that’s just so inviting, and everyone says this when they visit...”



Three good-sized bedrooms are found on the first floor, together with a family bathroom. Like the rooms downstairs, the bedrooms have been elegantly styled to enhance their original period features, including a beautiful fireplace in two of the rooms; and the smallest bedroom enjoys use of a large wardrobe area. The family bathroom is stylish and fun with modern fixtures and fittings, including a large bath near to the skylight, which allows for a good view of the stars while soaking after a busy day.

LOCATION

The village of Brundall is one of Norfolk's most sought-after rural locations, offering exceptional convenience for travelling into the cathedral city of Norwich while also being located on the south Broads, said to be the quieter and less "touristy" of all the Norfolk Broads. The property is within walking distance of the train station that sees regular services between Norwich and Great Yarmouth, making travel into the city a breeze. The position is even convenient for regular commuting into London, as Norwich station offers a direct route to London's Liverpool Street. Norwich is home to one of the country's leading universities and a thriving city centre with a spectacular array of national chain and boutique restaurants, cafes, and shops. There is a vibrant cultural scene in the city, with many West End shows touring through Norwich's Theatre Royal. The city is also home to one of the country's top independent schools, the Norwich School, approximately a twenty minute drive from the property. Located within Brundall is one of the Broads' largest marinas, as well as a number of daily amenities including a grocery store, a well-regarded primary school, and a number of great pubs and cafes, most of which are only a short walk from the property. The current owner notes that there are miles and miles of footpaths to explore, many of which begin only a short walk from the property.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk