

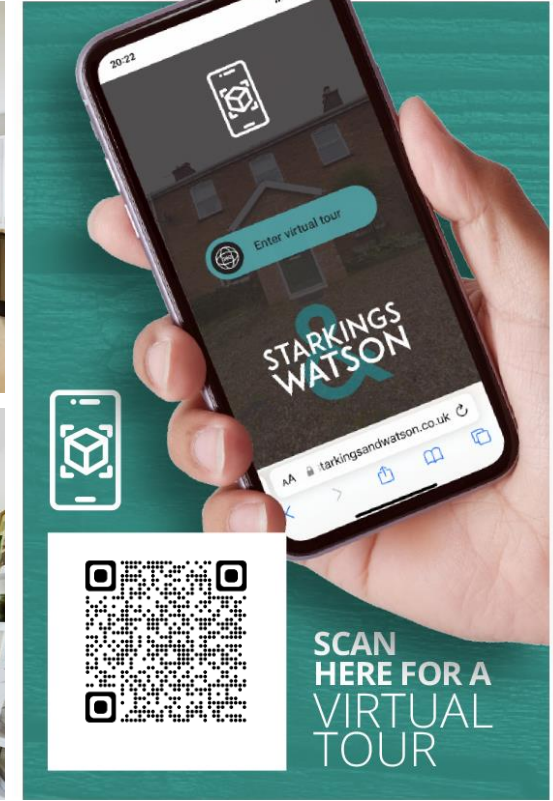
THE STREET

Bramerton, Norwich NR14 7DW

Freehold | Energy Efficiency Rating : C

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FOR SALE PROPERTY



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- Substantial Detached Family Home
- Extended Layout with Versatile Rooms
- Triple Aspect Sitting Room with Wood Burner
- Kitchen/Dining Room with Bi-Folds to Garden
- Five Double Bedrooms
- Two En-Suites & Family Bathroom
- Wrap Around South Facing Gardens
- Ample Off Road Parking & Outbuildings

IN SUMMARY

Guide Price £725,000-£750,000. Situated in a NON-ESTATE setting on the FRINGES of BRAMERTON, this 2350+ Sq. ft (stms) detached family home has been EXTENDED over the years to offer a CONTEMPORARY HOME with PRIVATE GARDENS and SOLAR PANELS. With the overall plot extending to 0.26 ACRES (stms), there is ample PARKING and potential for a garage! Spacious rooms can be found across THREE FLOORS, with TREE LINED VIEWS from most windows, with the ground floor boasting a TRIPLE ASPECT 22' L-shaped SITTING ROOM, 24' OPEN PLAN KITCHEN/dining room with BI-FOLDING DOORS to rear and a LARGE ISLAND/BREAKFAST BAR. A door leads into a separate UTILITY ROOM and CLOAKROOM. The first floor offers FOUR DOUBLE BEDROOMS, including an EN SUITE to one bedroom, and the LARGE FAMILY BATHROOM which includes a SHOWER and bath. The top floor offers a FURTHER EN SUITE DOUBLE BEDROOM, with a large FULL HEIGHT WINDOW to rear.

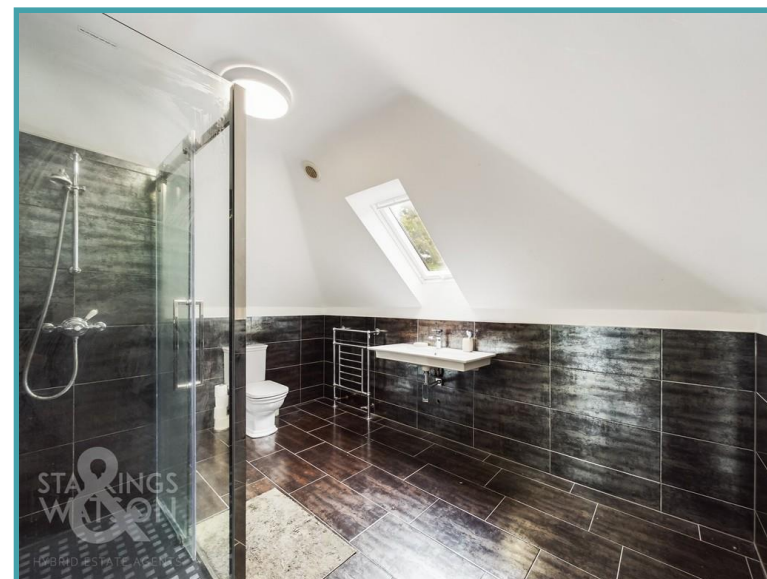
SETTING THE SCENE

With a tree lined driveway entrance, a large shingled expanse offers parking and turning space. Hedging can be found to front and side, with a timber fenced area

screening a storage space - the ideal location for a garage or cart lodge - subject to planning.

THE GRAND TOUR

Heading inside, the hall entrance offers a light and bright entrance, with a vertical radiator and stairs to the first floor landing. A useful storage cupboard can be found under the stairs, with an opening to the kitchen and door to the sitting room. An L-shape in its size, the sitting room offers a triple aspect, with a full height window overlooking the gardens. Wood flooring runs through the space, with a contemporary wood burner and glass hearth. Given the size and proportions of the room, there is ample space for a sitting and snug area, or a study space, utilising the built-in shelving. A door takes you into the kitchen/dining room, with the kitchen units to one side, and space for soft furnishings and a table. A further feature full height window looks over the garden, with bi-folding doors to the rear decking. The contemporary high gloss kitchen is formed in a u-shape, with composite work surfaces, and ample cupboard and drawer storage. Appliances are integrated including a fridge/freezer, dishwasher, Bosch eye level electric double oven and electric ceramic hob with recessed ceiling mounted extractor fan. An opening leads back to the hall, and a door into the matching utility room - a good size room with large full height cupboards and space for laundry appliances. Both the kitchen and utility room are finished with a polished concrete floor with under floor heating. Lastly a storage cupboard and cloakroom lead off the utility room. Heading to the first floor the landing is a sizeable room of its own, and is currently used as a study space. Stairs lead off to the top floor, and a large built-in double airing cupboard can be found. Four double bedrooms with fitted carpet can be



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found, including one with a full range of double wardrobes, and an en suite bedroom. The en suite offers an eye catching finish with feature splash backs, a striking wall mounted sink unit and back lit vanity mirror. The family bathroom offers a relaxing tree lined aspect to front, with a double shower unit and colourful splash backs. The top floor is dedicated to the main bedroom, flooded with natural light via a range of velux windows and a full height window which overlooks the garden. There is ample space for a dressing table and bedroom furniture, with an open plan en suite including a wall mounted sink unit and double shower.

THE GREAT OUTDOORS

Beautifully planted with a variety of maturing trees, the garden is laid to lawn and finished perfectly to enjoy a sunny decked seating area, and shade amongst the trees. A timber built storage building and log storage can be found to one side, with gated access to the driveway,

OUT & ABOUT

The South Norfolk village of Bramerton is a highly sought after location due to its 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.

FIND US

Postcode : NR14 7DW

What3Words : ///balanced.tastier.shelters

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Income generating solar panels are installed which also produce electricity for use.

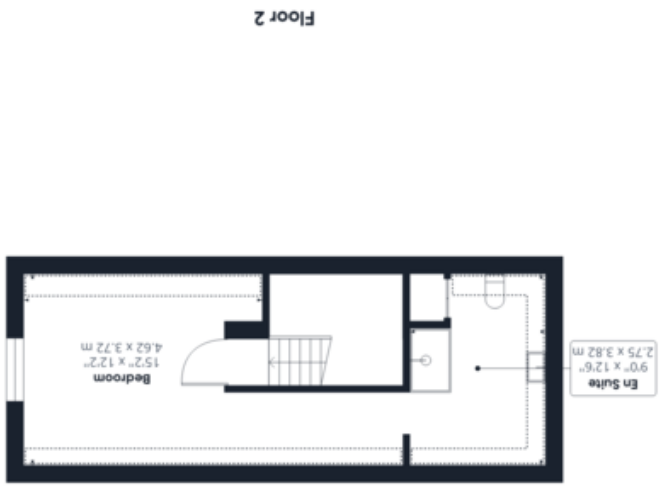
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom
81.27 ft²
7.55 m²

Approximate total area (1)
2353.49 ft²
218.65 m²

