

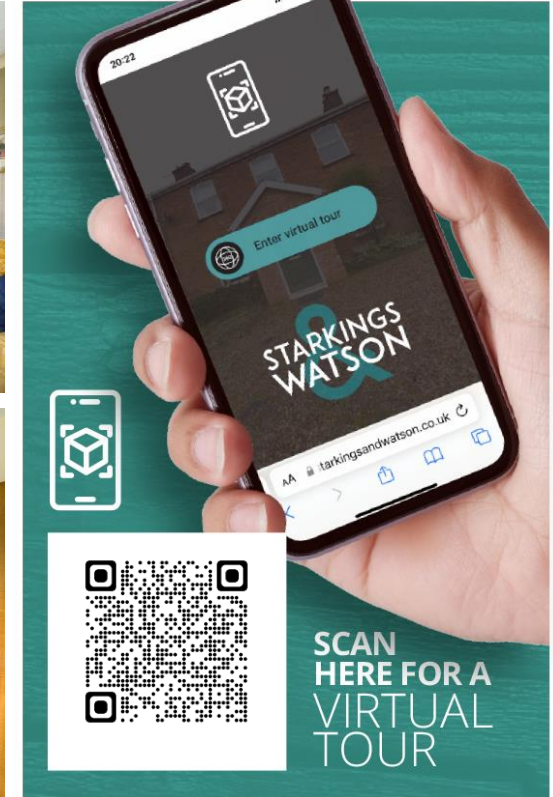
FRAMINGHAM LANE

Bramerton, Norwich NR14 7HF

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



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- No Chain!
- Highly Desirable 0.4 Acre Plot (stms)
- Potential to Extend (stp)
- Open Plan Sitting/Dining Room
- Kitchen & Utility Room
- Three Double Bedrooms
- Shower Room & Cloakroom
- Private Gardens & Double Garage

IN SUMMARY

NO CHAIN. Having been a MUCH LOVED FAMILY HOME of over 40 YEARS, this 1918 Sq. ft (stms) PROPERTY offers a FLEXIBLE LAYOUT including an integral DOUBLE GARAGE, with a 0.40 ACRE PLOT (stms). Set back from the road, the property offers HUGE EXTENSION POTENTIAL (stp), whilst CAPITALISING on the FIELD VIEWS to the REAR. The property is IMMACULATELY PRESENTED albeit dated in its appearance, with the accommodation comprising a PORCH and HALL ENTRANCE, 11' DINING ROOM with OPEN PLAN SITTING ROOM, conservatory/garden room, W.C, and KITCHEN/BREAKFAST ROOM with a range of STORAGE. The 11' UTILITY ROOM extends the KITCHEN space, with a DOOR to the INTEGRAL DOUBLE GARAGE and store - creating POSSIBLE ANNEXE or HOME OFFICE options. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, all with LARGE PICTURE WINDOWS, and a re-fitted SHOWER ROOM. The GARDENS wrap around the property, with COMPLETE SECLUSION and PRIVACY.

SETTING THE SCENE

With a substantial frontage, a set of brick pillars line the entrance, with a shingle driveway lining the lawned frontage, where a turning area can be found. Manicured hedging lines the frontage, with further shrubbery and seating areas where you can take in the private, bright and inviting frontage. Gated access leads to the side of the property where access to the oil tank can be found.

THE GRAND TOUR

A front porch provides a functional meet and greet space with tiled flooring under foot. A door takes you into the hall entrance with fitted carpet, stairs to the first floor landing and storage underneath. The useful W.C is located to your left, with storage under the sink unit and space for coat storage. Opposite, the open plan sitting and dining room can be found, L-shape in its formation, with a feature fire place, and large bow window offering an attractive view to the side. Full height windows and French doors open to the garden room, extending the living space and enhancing the views. The kitchen also leads off the hall entrance, with space to sit at the breakfast bar. The work surfaces run around the edge of the room, with an inset electric ceramic hob and built-in electric oven. A large built-in airing cupboard offers further storage whilst access leads to the utility room which offers additional extensive storage, space for a washing machine and fridge/freezer, with a window and door to the rear garden. The integral garage offers a usable space where further kitchen appliances are currently stored, with an adjacent pantry style cupboard offering useful storage. An electric up and over door, power and lighting are installed, where you could easily convert or split the garage, subject to planning. Upstairs, the three bedrooms lead off the landing, where views can be enjoyed over the rear garden and adjacent fields. Each bedroom is a good size double, with two offering built-in eaves storage. The shower room has been modernised, using a double shower cubicle, with Aqua board splash backs and a large vanity unit.

THE GREAT OUTDOORS

The rear gardens are totally private and secluded, with high level hedging enclosing the plot and gardens. With various planting and flowering shrub in place, the gardens are mainly laid to lawn, and wrap around the side and rear. Various beds can be found within the garden, along with various patios, and a summer house which offers storage.



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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 7HF

What3Words : ///premature.goat.latches

VIRTUAL TOUR

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

AGENTS NOTE

The property has been recently added to the mains drainage system, with the historic septic tank still being visible, however this is now redundant.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

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.

(1) Excluding balconies and terraces

Reduced headroom
39.70 ft²
3.69 m²

Approximate total area⁽¹⁾
1918.82 ft²
178.26 m²

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