



THE STORY OF

Brione

East Tuddenham, Norfolk

SOWERBYS

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Brione

Common Road, East Tuddenham,
NR20 3AH

Spacious and Mature Detached Family Home

Immaculately Presented and Updated

Highly Popular Village Location

High Specification Fitted Kitchen / Dining Room

Triple Aspect Living Room with Wood-Burner

Study, Garden Room and Delightful Summer House

Utility, Boot Room and Cloakroom

Four Spacious Bedrooms with En-Suite to Principal

Sitting Centrally in Landscaped Grounds
of Approximately 0.3 Acres (STMS)

Spacious Driveway and Double Garage

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“We would describe our home as peaceful,
spacious and welcoming.”

Situated within a charming plot, this spacious and versatile detached home boasts manicured gardens spanning 0.3 acres (STMS). Set back from the bustle, it sits peacefully along a quiet country lane on the outskirts of East Tuddenham. Just a short drive away is the historic market town of Dereham and the cathedral city of Norwich easily accessible via excellent road links and a convenient direct bus route which runs through the village centre.

Brione, has been cherished and enhanced over the years with meticulous attention to detail and a dedication to quality. Our sellers have spared no expense in refining this property to near-immaculate perfection, both inside and out.

Inside, the living space is a testament to comfort and flexibility, suffused with natural light that creates an inviting ambiance. The ground floor welcomes you with an entrance hall leading to a triple aspect living room

adorned with a wonderful open fireplace, complete with a wood-burning stove. Bi-folding doors lead you to the garden room, a serene space offering picturesque views out onto the garden.

A re-fitted open-plan kitchen/dining room, featuring a central island and sleek granite worktops seamlessly blends modern convenience with timelessness. Additional amenities include a utility room, boot room, and cloakroom with WC.

A covered porch provides access into the adjoined garage and offers practical storage solutions and easy access from both the front and rear of the property.

Moving to the first floor, a spacious landing leads to four generously proportioned bedrooms, including a principal bedroom with its own en-suite shower room, and family bathroom.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Outside, the gardens have been meticulously landscaped, basking in the southerly sun. Lush borders teem with mature shrubs, beautiful plants and small trees, creating a lovely backdrop for seasonal entertainment. A paved area accessible from the kitchen/dining room offers a respite from the sun's rays.

The rear of the property, embraced by a brick wall, offers a secluded spot for summer evenings, enhanced by a charming summer house – a delightful area to unwind with a glass of wine.

The front garden is mainly laid to lawn, with a sweeping shingled driveway leading up to the garage, accommodating multiple vehicles with ease. Raised beds are a real plus for those keen gardeners, while a substantial timber shed with power and lighting adds practicality to the outdoor space, completing this idyllic home.



ALL THE REASONS

East Tuddenham

IN NORFOLK
IS THE PLACE TO CALL HOME



East Tuddenham is a growing village located between Norwich and Dereham, with good access to the A47 and beyond. The village has a community

allotment, social club with a refurbished peacock bar ideal for meeting friends and neighbours, as well as a recreation field with a small play park for children.

The village is surrounded by countryside with lots of tracks and footpaths for walking and wildlife watching. Just under four miles away Barnham Broom can be found. For keen golfers, there is a golf club with two courses and a leisure club.

Only a mile away is the popular farm shop, The Goat Shed, offering local produce and a lovely restaurant. On warm summer days,

The Buck in Honingham offers superb ale and excellent food. It is also a good destination for walks on a summer evening.

The popular village of Mattishall is just under two miles from East Tuddenham, offering a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, butchers, fish and chips takeaway, hairdressers, and a very popular junior school.

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre. In addition to this, the village has its own cricket, football, bowls, and golf clubs for all ages.

Around four miles from East Tuddenham is Longwater Retail Park, featuring a large Sainsbury's, Next, Marks and Spencer Foodhall, and other retail stores.

If you are looking for a quiet village with a thriving community and ease of access to all nearby villages, towns, and cities, East Tuddenham is the ideal village for you. Being only a short drive to Norwich, you have all that the bustling city has to offer while living out in the countryside.



Note from the Vendor



“We love the peace and quiet as well as the abundance of birds and wildlife on our doorstep. The house and outside space has been perfect for entertaining friends and family.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:-8517-2029-2190-0660-3292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///neat.salutes.centuries

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