

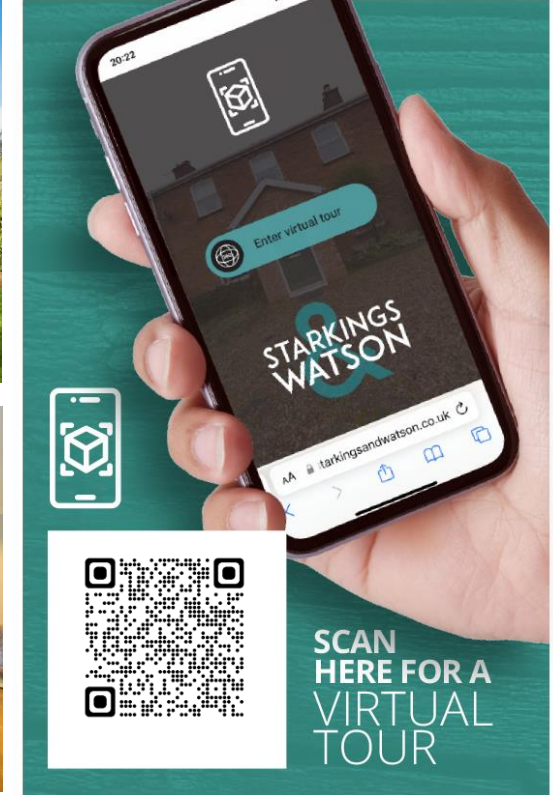
BRAMERTON LODGE

East Hill Lane, Bramerton NR14 7EQ

Freehold | Energy Efficiency Rating : E

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

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- Semi-Detached Bungalow
- Gated Community with Land & Swimming Pool
- Updated & Re-Roofed
- Open Plan Living with Wood Burner
- Kitchen with Central Island
- One Double Bedroom
- Spacious Bathroom with Shower
- Well Stocked & Enclosed Gardens

IN SUMMARY

This MODERNISED semi-detached BUNGALOW enjoys a GATED COMMUNITY SETTING, with a SWIMMING POOL, tennis courts and extensive grounds. The BUNGALOW has recently undergone extensive works including a NEW ROOF, windows and doors. Finished with LPG central heating, the property is mainly open plan, with the PRIVATE GARDENS to front, and a small storage area with sheds to the rear. With an EASY to MAINTAIN and manageable interior, the accommodation includes a HALL ENTRANCE with storage, double bedroom and FAMILY BATHROOM with a SHOWER over the bath. The LIVING SPACE is OPEN PLAN including a WOOD BURNER and FRENCH DOORS to the sitting area, and a CENTRAL ISLAND with wood work surfaces to the kitchen. Ample RESIDENTS PARKING can be found in the main car park, whilst the PRIVATE GARDENS include raised beds, seating area and a storage shed.

SETTING THE SCENE

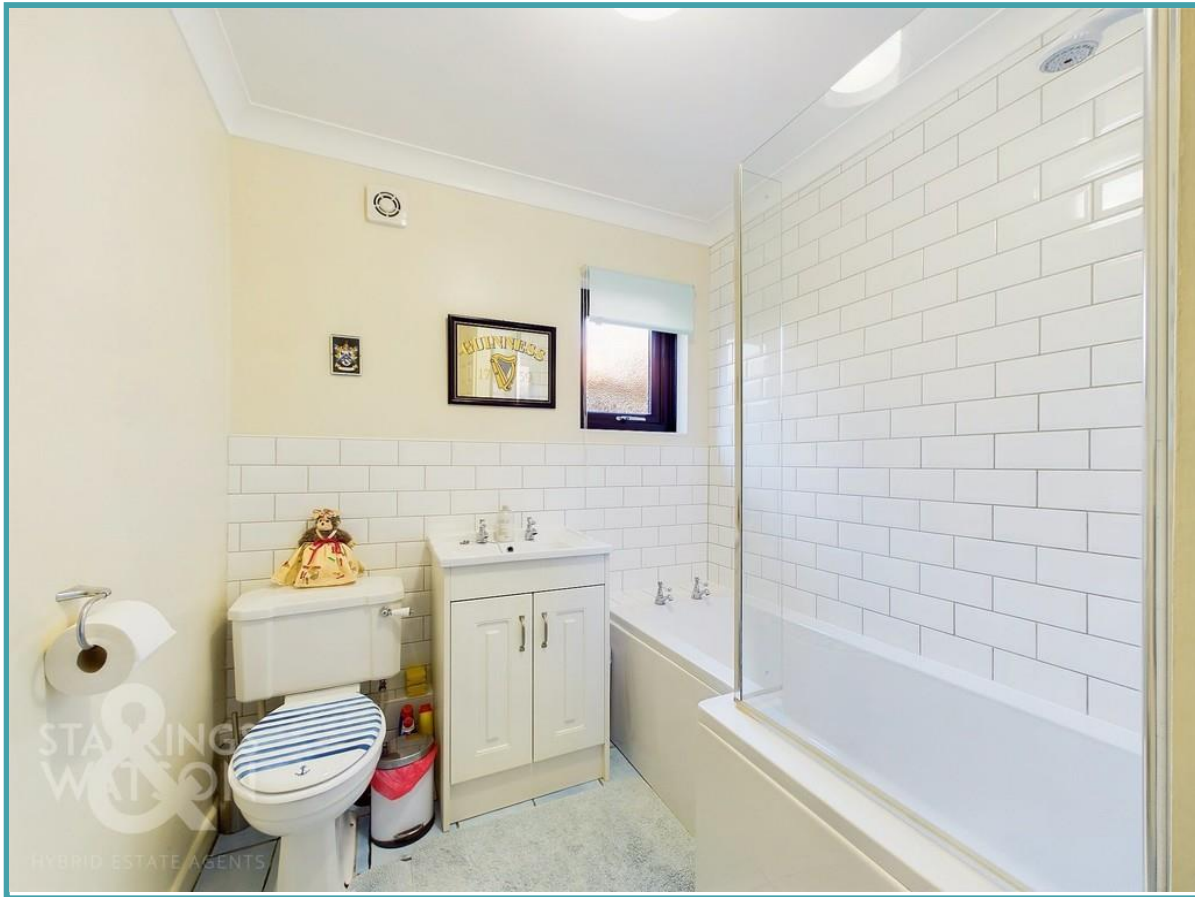
Entering Bramerton Lodge via East Hills Lane, the main car park can be found to your left, whilst the bungalow is straight ahead. From the car park you can find the tennis court, with the heated swimming pool adjacent, and the green space beyond the bungalow at the rear of the development. Low level picket fencing encloses the garden, with a pathway to the main entrance.

THE GRAND TOUR

The front door is stable door, allowing a summer breeze and views over the garden. The hall entrance allows for coat and shoe storage, with a built-in cupboard to one side. Wood flooring runs under foot, with a loft access hatch above. The main bedroom is to your right, double in size, with a window to front, cast iron style radiator and smooth ceiling above. The family bathroom offers a modern feel with attractive tiled splash backs and flooring, with a three piece suite comprising a hand wash basin with storage below and a shaped bath with a shower above. A useful cupboard is built-in, with a cast iron style radiator opposite. The living space is open plan, with wood flooring under foot, French doors onto the garden and a feature contemporary wood burner. There is ample space for a dining table and soft furnishings. The kitchen is complete with a range of base level units and a central island, topped with solid wood work surfaces - creating an ideal breakfast bar. There is room for an electric cooker, space for general white goods and a feature cast iron style radiator.



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THE GREAT OUTDOORS

Heading outside, the gardens are located to the front, and located with low level timber picket fencing. Mainly laid to lawn, various flower and shrub borders can be found, with a patio, pond and a raised vegetable plot. The communal gardens offer the swimming pool, tennis court and main open green space.

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 7EQ

What3Words : ///booms.sediment.silence

VIRTUAL TOUR

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

AGENTS NOTE

A monthly service charge in the region of £77.50 is due for the upkeep of the communal grounds and swimming pool. The property cannot be utilised as a holiday let or business use.

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:



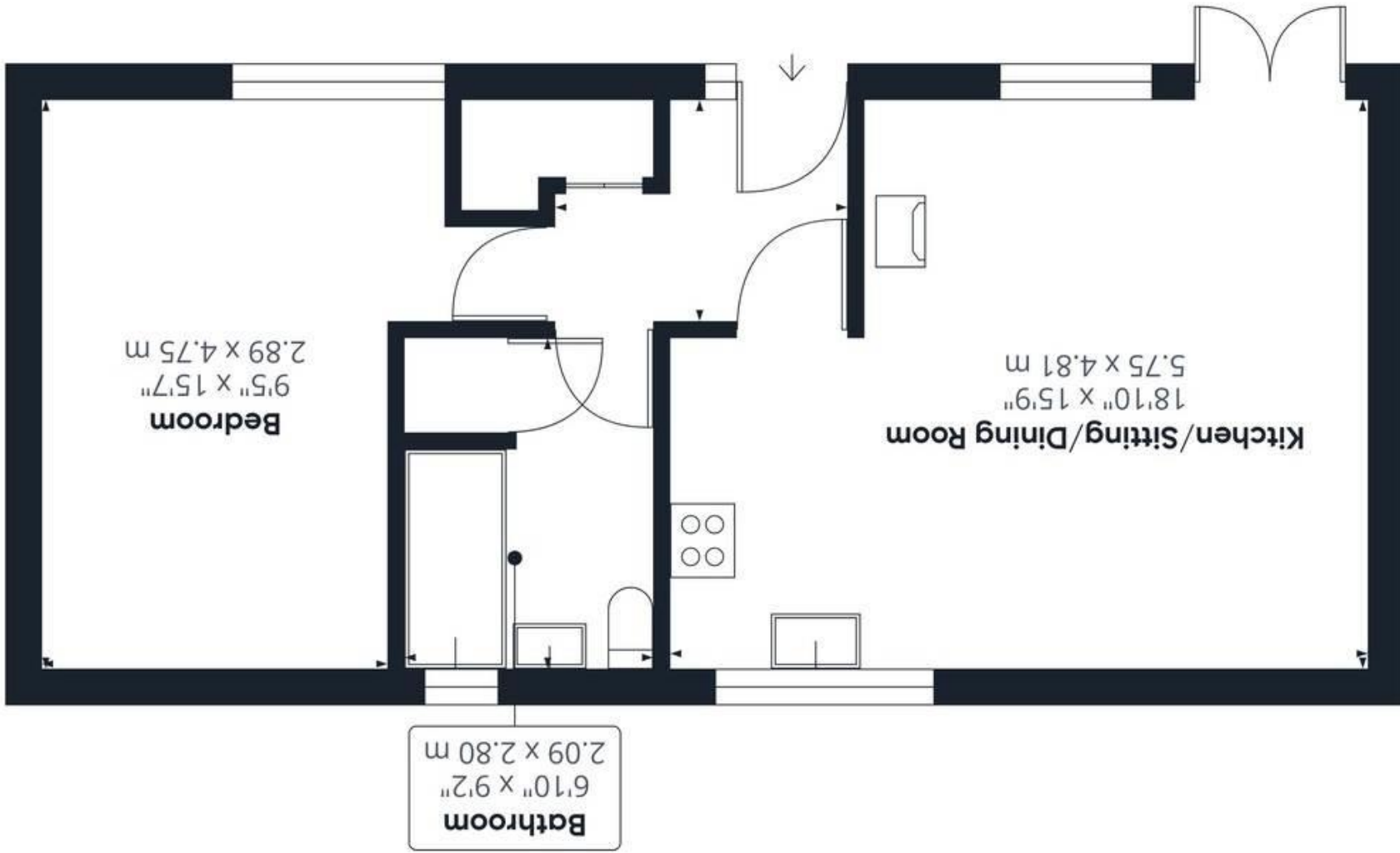
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GIRAFFE 360

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.



Approximate total area^m
554.82 ft²
51.54 m²

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