



1 Scotts Lane, Brookville

£400,000 - £425,000 Freehold

This detached bungalow represents a rare opportunity to own a substantial property in an idyllic setting, ideal for those seeking a peaceful lifestyle with breathtaking views. With its spacious interior, well-maintained garden, and practical amenities, this property is a perfect choice for families looking to embrace a relaxed countryside lifestyle without compromising on convenience and comfort.

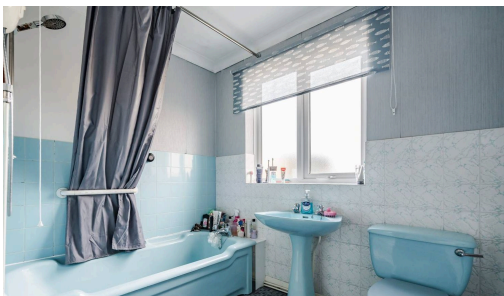
Location

Nestled in the peaceful Norfolk countryside, Scotts Lane offers a perfect blend of rural charm and modern convenience. This sought-after village location provides a tranquil setting with picturesque surroundings, ideal for those looking to escape the hustle and bustle. Despite its quiet appeal, Brookville is well-connected, with easy access to nearby market towns such as Thetford and Downham Market, offering a range of amenities, including shops, schools, and transport links. The A11 and A10 roads are within easy reach, making commuting to Cambridge, Norwich, and London effortless. Whether you seek countryside walks, a close-knit community, or excellent travel links, this location delivers the best of all worlds.



Scotts Lane

Boasting a large and well-maintained rear garden, this generous bungalow offers a comfortable and convenient lifestyle. The property is an ideal family home, offering close proximity to local schools and amenities, making it a practical choice for families looking for a peaceful yet convenient location.



The interior of the bungalow features a welcoming and bright hallway that leads to all rooms, creating a seamless flow throughout the property. The open-plan kitchen/diner is perfect for entertaining, with ample space for hosting family gatherings and social events. The kitchen is complemented by a separate utility room/WC, adding convenience to daily living.

Three double bedrooms provide ample accommodation space, with two bedrooms featuring built-in wardrobes for added storage. The property also includes a unique bathroom and a spacious lounge that is flooded with natural light, creating a warm and inviting ambience.

Outside, the property offers off-road parking for multiple vehicles with a large driveway and a substantial double garage, providing ample space for vehicles and storage. The fenced rear garden, mainly laid to lawn, offers a peaceful retreat with space for outdoor activities and relaxation.

To complete this charming package, the property includes outbuildings and a treed area at the rear, on a plot size of approximately three quarters of an acre, offering potential for further development or landscaping to suit your preferences

Agents Notes

We understand this property will be sold freehold, connected to mains water and electricity.

Council Tax band: D

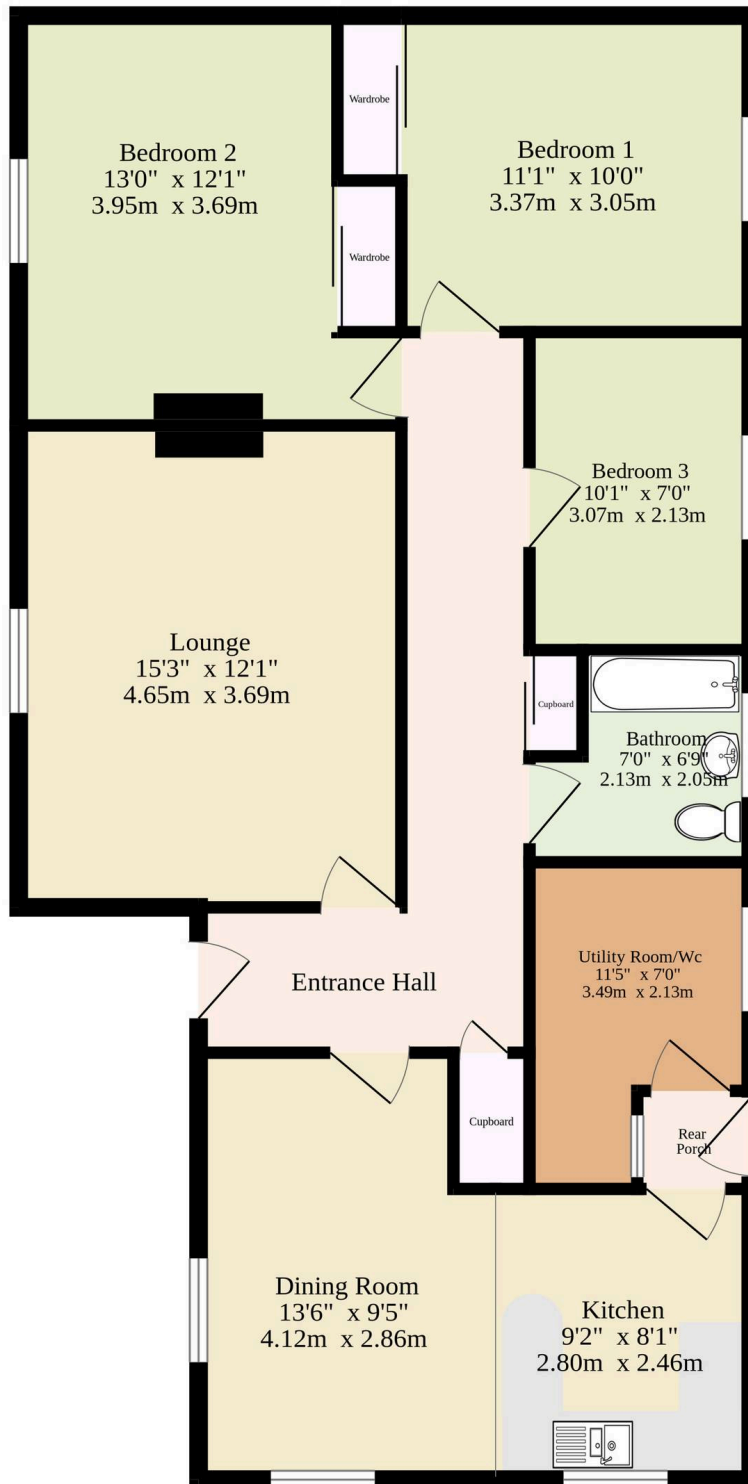
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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