



Bramerton Lodge East Hill Lane, Bramerton - NR14 7EQ



## Bramerton Lodge East Hill Lane

Norwich

This mid-terrace home overlooks GREEN SPACE and enjoys RURAL LIVING at its BEST, within a GATED COMMUNITY which occupies communal gardens of some 9 acres (stms) including mature trees and a wild flower meadow, along with a communal TENNIS COURT, sauna and SWIMMING POOL - all available on site. FEEL LIKE YOU ARE ON HOLIDAY EVERY DAY! With EXTENSIVE WORKS completed in recent years, the KITCHEN has been re-fitted and the CONSERVATORY added, along with NEW WINDOWS in 2022. The accommodation is WELL PRESENTED and sits under HIGH CEILINGS, incorporating a HALL ENTRANCE with storage and a W.C, leading to the 11' KITCHEN, 15' SITTING ROOM and 11' CONSERVATORY complete with RECESSED POWER. Upstairs TWO DOUBLE BEDROOMS lead off the landing, with a LARGE FAMILY BATHROOM which could offer potential to include a separate shower.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Mid-Terrace Home
- Communal Swimming Pool, Tennis Courts & Gardens
- Hall Entrance with Storage & W.C
- Fitted Kitchen with Integrated Cooking Appliances
- 15' Sitting Room & Separate 11' Conservatory
- Two Double Bedrooms
- Enclosed Private Gardens
- Gated Community with Ample Parking

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.

#### SETTING THE SCENE

Entering Bramerton Lodge via Mill Hill, the car park can be found to your right, with the property sitting to your left. From the main car park you can find the tennis court, with the heated swimming pool adjacent, and the green space in front of the property. Low level picket fencing encloses the garden, with a pathway to the rear.



## THE GRAND TOUR

On a day to day basis the vendors tend to use the rear access of the property which is adjacent to the car park. However using the main front door a welcoming hall entrance can be found with tiled flooring underfoot, with stairs rising to the first floor landing and built-in storage cupboard under. Doors lead off, starting with the main kitchen which offers a re-fitted u-shaped arrangement of wall and base level units with under cupboard lighting and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven. Tiled splash-backs run around the work surface with room for a dishwasher, washing machine and fridge freezer. This light and bright room offers a window to front overlooking green space. Tucked under the stairs is a useful ground floor WC with a two piece suite and tiled splash-backs, whilst the main sitting room sits beyond with a grand feature brick built fireplace and fitted carpet underfoot. This cosy room offers ample space for soft furnishings and a dining table, whilst enjoying garden views through the rear facing French doors. Extending the living space, the conservatory leads off with a full width range of sliding patio doors and full height windows, with wood effect flooring underfoot. Upstairs, the carpeted landing includes a useful built-in double airing cupboard with loft access hatch above and doors leading to the two carpeted bedrooms. The main bedroom faces to front, with twin windows to front and a useful built-in storage cupboard. Completing the property is the spacious family bathroom which offers huge potential, with the three piece suite installed including a shower over the bath and attractive tile splash-backs.

## FIND US

Postcode : NR14 7EQ

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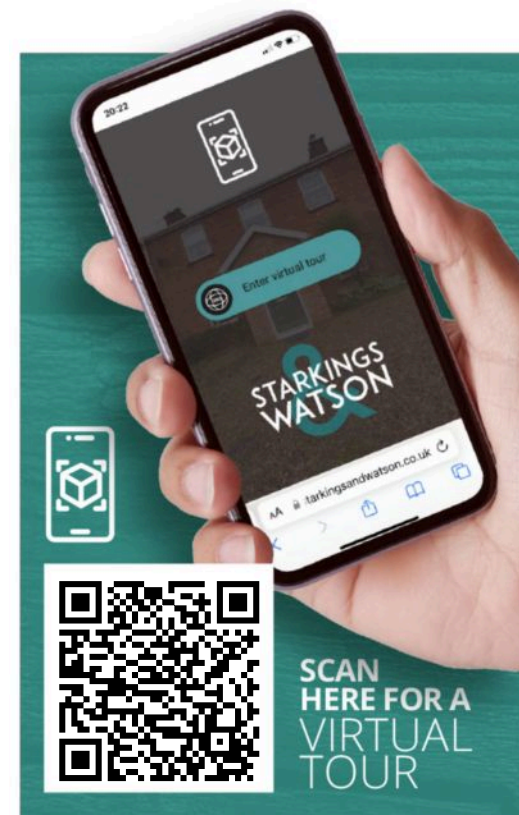
## VIRTUAL TOUR

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

## AGENTS NOTES

A monthly service charge is payable to the resident's association for the management of the site, inclusive of the tennis courts, swimming pool and communal gardens. The service charge is in the region of £79 PCM.

Restrictions are in place which stop the property being used for holiday let purposes.











## THE GREAT OUTDOORS

The rear garden offers a secluded feel with areas of patio and artificial lawn, along with a useful storage shed and entertaining bar. Mature planting and shrubbery can be found throughout the garden with access leading into the conservatory patio doors and via a timber fence and gate to the rear where the car parking area can be found.







**Approximate total area<sup>(1)</sup>**

785.45 ft<sup>2</sup>

72.97 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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