



The Street, Bramerton - NR14 7DW



The Street

Bramerton, Norwich

Exuding CHARACTER and CHARM, this DETACHED COTTAGE STYLE HOME sits proudly as an extended and modernised family home, boasting over 1850 sq. ft (stms) of internal accommodation, with a DETACHED DOUBLE GARAGE and HOME OFFICE. Step inside to be greeted by a spacious BOOT ROOM ENTRANCE and hall entrance, leading to the 24' SITTING ROOM with a captivating feature fireplace, setting the tone for luxurious living. The heart of the home, a stunning 24' KITCHEN/DINING/FAMILY ROOM, invites endless moments of culinary delight and shared memories. A separate STUDY and SNUG/PLAY ROOM also sit to the ground floor, with a useful UTILITY ROOM and MODERNISED SHOWER ROOM. With FOUR generously sized BEDROOMS, there is ample space for the entire family to thrive. Unwinding is easy with the ensuite, shower room, and family bathroom providing a sanctuary of comfort and relaxation. The 550 sq. ft (stms) DOUBLE GARAGE and fully insulated HOME OFFICE offer a perfect blend of practicality and sophistication, complementing the architectural elegance of the property. Set on an impressive 0.24 ACRE PLOT (stms), this home effortlessly combines traditional allure with contemporary luxury, creating an unparalleled living experience. The rear garden is a TRANQUIL RETREAT with a private and non-overlooked aspect. A charming timber-built SUMMER HOUSE is nestled at the far end of the garden.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended & Modernised Detached Cottage
- Over 1850 Sq. ft (stms) of Internal Accommodation
- 550 Sq. ft (stms) Double Garage & Home Office
- Approx. 0.24 Acre Plot (stms)
- 24' Sitting Room with Feature Fireplace
- 24' Kitchen/Dining/Family Room
- Four Bedrooms + Study & Play Room/Snug
- En Suite, Shower Room & Family Bathroom

The South Norfolk village of Bramerton is a highly sought after location due to it's 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

Approached via a five bar timber gate, the property is set back from the road and approached via a shingle driveway providing ample off road parking and turning space, with access leading to the detached double garage structure with the integral home office. The oil tank can be found to the side of the property, with gated access leading to the rear garden.



THE GRAND TOUR

Heading inside, a boot room entrance finished with tiled flooring provides the ideal meet and greet space. Ample space is provided for shoes and coats, with a door taking you to the main entrance hall, with fitted carpet under foot. Stairs rise to the first floor landing with ample storage space below, with doors leading off to the kitchen and living accommodation. Immediately to your left as you enter is the main sitting room, with twin front facing windows. Flooding the room with excellent natural light with a feature brick built fireplace and a timber beam above, engineered wood flooring runs underfoot with a further door taking you to the adjacent study. With a side facing window and fitted carpet, this ideal study is tucked away from the daily reception space with a further front facing window and cupboard housing the oil fired central heating boiler. The kitchen sits adjacent, featuring a galley style range of wall and base level units, with an open plan aspect to the adjacent dining/family room. The kitchen itself offers solid wood work surfaces with space for a range style electric cooker, with stainless steel splash backs above, with an inset twin ceramic butler sink along with space for general white goods including an American style fridge freezer and dishwasher. Engineered wood flooring flows through the space, with ample room within the dining/family area for soft furnishings and a dining table, whilst a breakfast bar has been formed as part of the main kitchen work surface. Twin roof lanterns above, along with rear facing windows and French doors flood the room with excellent natural light with a further door leading off to the ideal playroom or snug - with dual aspect views across the garden, with built-in storage cupboard and fitted carpet. From the hall entrance, the utility room can be found with further storage units and solid wood work surfaces, with space for laundry appliances including a washing machine and tumble dryer, with tiled flooring under foot and stable door leading out to the side of the property. A door takes you to the ground floor shower room which has been re-fitted with a contemporary white three piece suite including a hand wash basin set upon a vanity unit, with built-in storage drawers and a large walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower with contrasting tiled splash-backs and flooring.

Heading upstairs, the carpeted landing is split into two sections, with a side facing window and door leading into the bedroom and bathroom accommodation. As you head up the stairs, the first of the bedrooms can be found on your right hand side, with garden views and fitted carpet underfoot - creating the ideal single bedroom. The two front facing bedrooms are equal in size, both ideal as double bedrooms with fitted carpet underfoot. The family bathroom sits to the rear of the property and has been updated and modernised in recent years to include a feature double ended contemporary bath with a mixer tap and contrasting tiled splash-backs above. The shower cubicle houses a twin head thermostatically controlled rainfall shower, whilst storage can be found under the hand wash basin. The bathroom is fully tiled to the walls and flooring, with window shutters and twin heated towel rails. The main bedroom sits at the far end of the landing, with dual aspect views to front and rear, with fitted carpet underfoot and a door taking you to a dressing area, complete with bespoke window shutters and opening to the adjacent ensuite, which offers a double shower cubicle with a thermostatically controlled twin head rainfall shower, the low level W.C includes a hand wash basin, along with useful built in storage

FIND US

Postcode : NR14 7DW

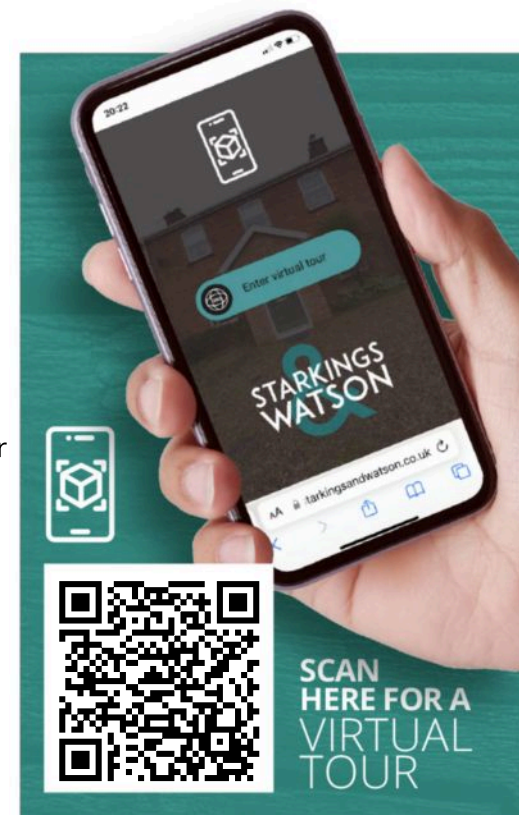
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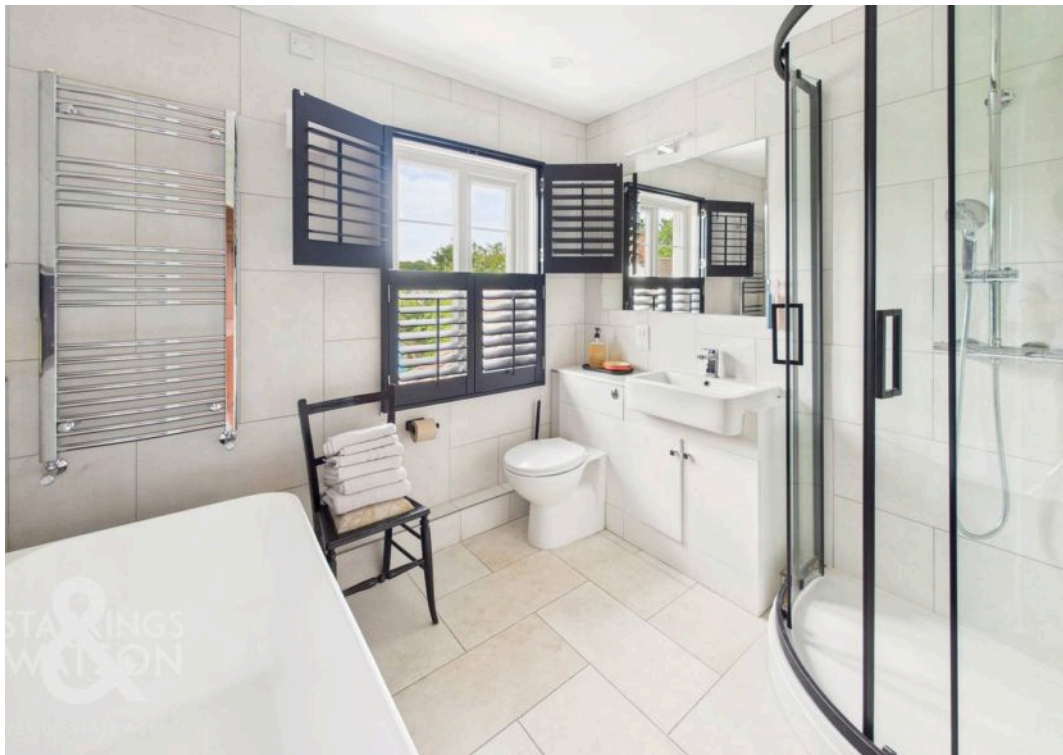
VIRTUAL TOUR

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

AGENTS NOTES

The original septic tank is no longer in use, and the property is now connected to mains drainage. Planning permission was approved for a rear extension. An electric sub station sits at the far right hand boundary of the property.



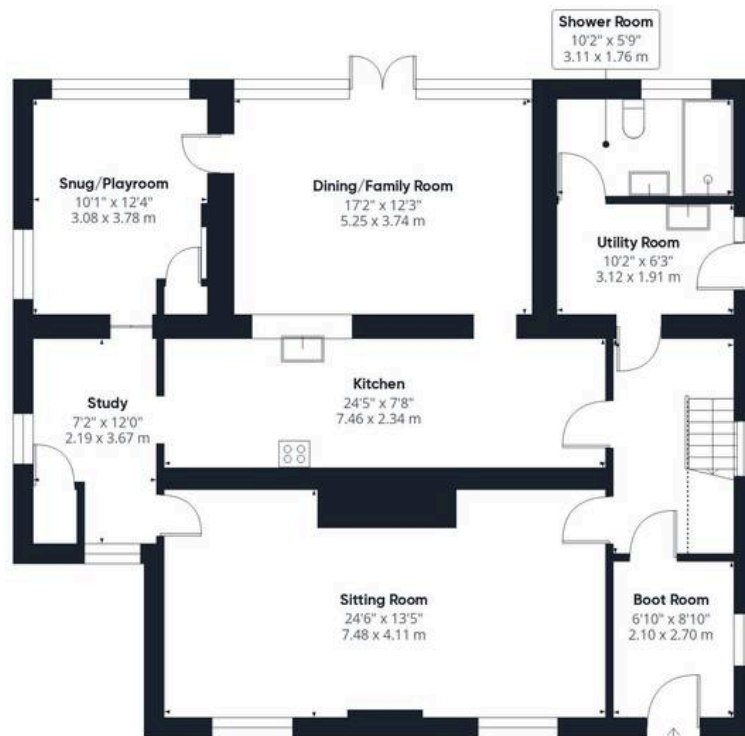




THE GREAT OUTDOORS

The rear garden enjoys a private non overlooked aspect, fully enclosed with a range of mature hedging and timber panelled fencing. Mainly laid to lawn, the garden includes a wealth of mature planting and shrubbery. The useful timber built summer house sits at the far end of the garden, along with a large sweeping patio area which runs across the width of the property. Gated access can be found to the side, providing access to the garage building and home office. The fully insulated home office offers a private entrance door to the side, with dual aspect windows to front and side, wood flooring underfoot, power and lighting. The double garage forms part of the same building with twin double doors to front, storage above, EV car charger, power and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2410 ft²

223.8 m²

Reduced headroom

24 ft²

2.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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