

Arnolds | Keys



The Willows, Common Lane, Brampton, Norfolk, NR10 5BD

Guide Price £750,000

- DETACHED CHARACTERFUL HOME
- GENEROUS WRAP AROUND GARDEN
- RURAL VILLAGE LOCATION
- FOUR RECEPTION ROOMS
- COMMON GRAZING RIGHTS FOR TWO HORSES
- FIELD VIEWS
- AMPLE PARKING AND DOUBLE GARAGE
- FOUR BEDROOMS
- SHOWER ROOM AND BATHROOM

Common Lane, Brampton NR10 5BD

A charming and characterful four bedroom detached family home, offering spacious living accommodation including four reception rooms and enjoying stunning field and river views. The property is located in the idyllic village of Brampton, less than two miles from Buxton and three miles from the sought after market town of Aylsham.



Council Tax Band: C



DESCRIPTION

This charming property boasts beautifully presented and ample living space with four reception rooms and a generous country style kitchen/diner; ideal for families or and perfect for entertaining. The spacious layout offers versatility in room usage whilst the four bedrooms ensure ample space for a growing family or guests. The detached nature of the house offers privacy and a sense of exclusivity, with parking for multiple vehicles and a generous, beautifully presented wrap-around garden. The outdoor space is perfect for entertaining enjoying stunning river and field views adding an idyllic setting and featuring a brick built pizza oven, arctic grill hut, patio areas and a free standing heated pool. With plenty of original and characterful features from wooden beams to the two inglenook fireplaces, this home presents a unique opportunity for those seeking a blend of charm and practicality in their living space. The property also benefits from grazing rights on the adjoining common land for two horses from May to October.

Internally the property briefly comprises of two entrance halls, kitchen diner, snug room, utility/boot room, cloakroom, second reception room, living room, garden room, four bedrooms, shower room and a separate family bathroom.

ENTRANCE HALL

Timber framed front door, tiled flooring and radiator. Timber door to:-

KITCHEN

Space for electric double oven with gas hob and extractor fan, integral dishwasher, inset ceramic 1½ sink and drainer. Oak framed double glazed window to the front and rear. Tiled flooring and timber frame double doors to:-

SNUG / BEDROOM FIVE

Oak framed double glazed window to side and rear. Laminate flooring and radiator.

CLOAKROOM

Comprising WC, sink and vanity unit, heated towel rail and tiled flooring. Obscure oak frame double glazed window to the side.

BOOT ROOM / UTILITY

Space and plumbing for washing machine, tiled flooring and radiator. Timber frame door to the rear.

RECEPTION ROOM

Steps up from the kitchen. Inglenook fireplace with wood burner and brick surround with timber beam over. Radiator, built-in cupboard under stairs and cupboard with shelves. Tiled flooring and oak frame double glazed window to the side. Door to stairs and bedroom one.

2ND HALLWAY

Oak frame door to side, oak frame double glazed window to either side. Radiator.

LIVING ROOM

Inglenook fireplace with wood burner, oak flooring, built-in cupboard, two radiators and oak frame double glazed window to side. Under stair storage.

GARDEN ROOM

Double glazed windows to side and rear, timber frame door to side. Radiator.

First Floor:-

LANDING

Carpeted flooring, built-in cupboard, two radiators and oak frame double glazed window to rear.

BEDROOM ONE

Carpeted flooring, radiator, oak frame double glazed windows to side and rear. Walk-in wardrobe.

SHOWER ROOM

Comprising corner cubicle with mains fed shower, vanity sink unit, WC, extractor fan and heated towel rail. Oak frame double glazed window to the front.

BEDROOM THREE

Carpeted flooring, radiator and oak frame double glazed window to the rear. Walk-in wardrobe.

BEDROOM FOUR

Carpeted flooring and radiator and fitted wardrobe. Oak frame double glazed window to the side.

BATHROOM

Comprising bath with mixer tap, vanity sink unit., WC extractor fan and heated towel rail. Tiled flooring and oak frame double glazed window to the front.

BEDROOM TWO

Carpeted flooring, radiator and fitted wardrobe. Oak frame double glazed window to the front and side.

EXTERNAL

The property is approached via a shingle driveway providing ample parking for multiple vehicles and space for turning, from here there is also access to the double garage with up and over electric garage doors, power and lighting. The garden is fully enclosed and wraps around the property with stunning field views. The garden is mainly laid to lawn with a patio seating area and a beautiful range of mature shrubs, flowers and hedging. There is a smoke hut, brick built pizza oven, free standing heated pool, large storage shed and greenhouse.

AGENTS NOTES

Council tax band:
Drainage via a treatment plant.
Oil fired central heating.
Mains electricity connected.

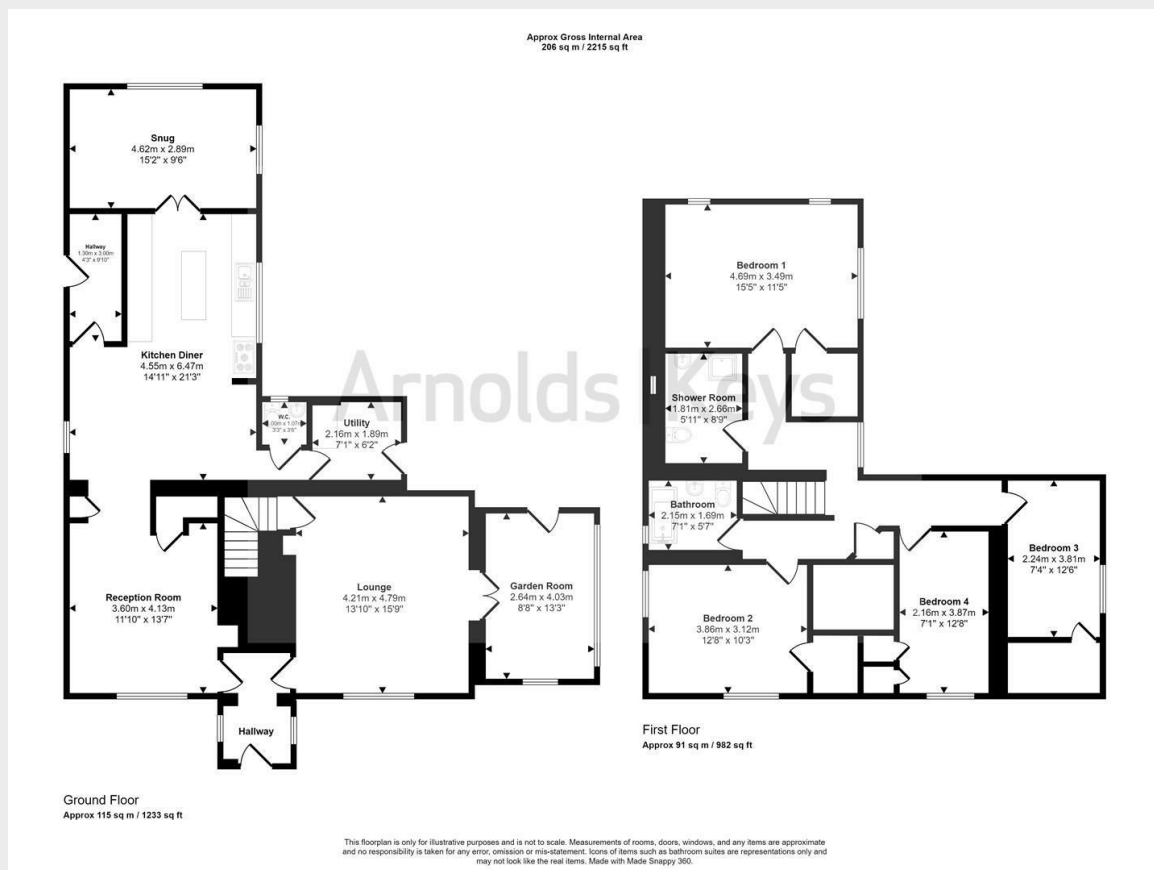


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

