



THE STORY OF

25 Main Road

Brookville, Norfolk

SOWERBYS



THE STORY OF

25 Main Road

Brookville, Norfolk
IP26 4RB

Spacious Three Bedroom Detached Bungalow
Cosy Sitting Room with Wood-Burning Stove
Private Wraparound Garden (Approx. 0.5 Acre)
Bright Conservatory/Garden Room
Large Kitchen with Dining Area
En-Suite to Principal Bedroom
Fully Renovated Throughout
Detached Double Garage and Ample Parking
Quiet Private Lane in Semi-Rural Setting
Close to Thetford Forest and Countryside Walks

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com

Tucked away at the end of a peaceful private lane in the tranquil hamlet of Brookville, this beautifully renovated detached bungalow offers a rare blend of modern comfort, privacy, and countryside charm — all set within a generous plot of approximately half an acre (STS).

Step inside to discover a bright, spacious layout that flows effortlessly throughout. The heart of the home is the expansive sitting room, where a cosy wood-burning stove creates the perfect spot to curl up on chilly evenings. French doors open onto the garden, flooding the space with light and framing those big Norfolk skies.

The adjoining garden room provides an idyllic place to unwind while taking in panoramic views of the beautifully established garden — a real highlight of the property. Whether hosting summer BBQs or relaxing with a book, the outdoor space is private, mature, and full of potential.

The well-appointed kitchen offers ample workspace and integrated appliances, flowing seamlessly into a generous dining area — ideal for entertaining guests or enjoying relaxed family meals.

There are three generous double bedrooms, including one with an en-suite shower room, and a stylish family bathroom complete with both bath and shower. One of the bedrooms was previously two and could easily be reinstated to create a fourth bedroom, offering flexibility for families or those in need of a home office.

A spacious driveway provides plenty of parking and leads to a detached double garage. The gardens wrap around the property, featuring mature borders, a lily pond, summer house, and space for children to play, pets to roam, or green fingers to thrive.



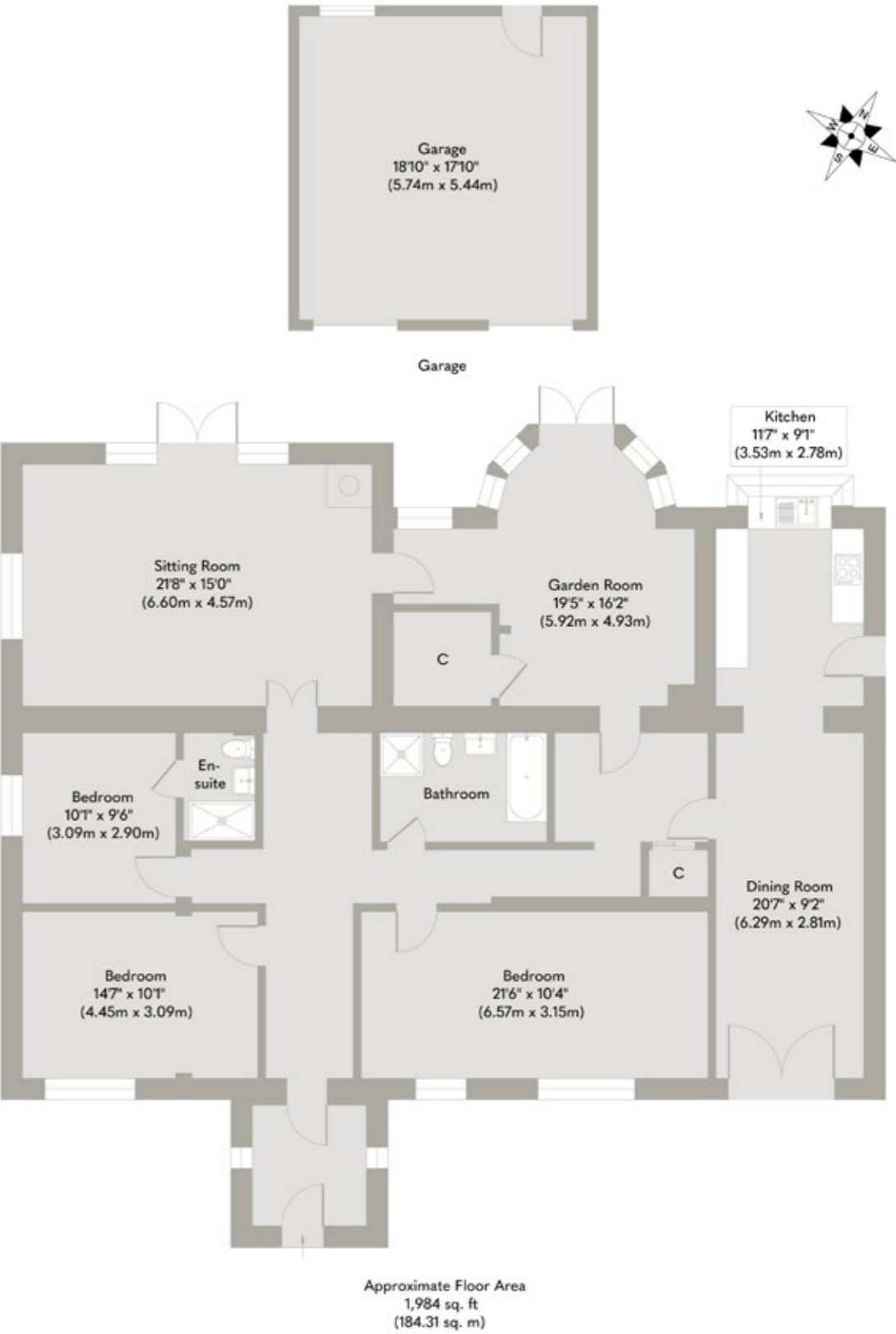
We can sit and relax and enjoy the magnificent Norfolk skies. The property is modern, spacious and private.





The property is large and spacious, perfect for having both friends and family stay overnight.





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

Copyright V360 Ltd 2025 | www.houseviz.com

Brookville

RURAL VILLAGE SURROUNDED BY
NORFOLK'S COUNTRYSIDE

Tucked away in the peaceful countryside of West Norfolk, Brookville is a small and friendly rural village offering the charm of traditional village life surrounded by open farmland and scenic views.

Nestled between the Norfolk Fens and Breckland, the area enjoys a tranquil setting while remaining within easy reach of nearby towns such as Methwold, Brandon, and Thetford, providing convenient access to everyday amenities, shops, and transport links.

Brookville is perfectly placed for those who appreciate the beauty of the outdoors, with Thetford Forest just a short drive away—ideal for walking, cycling, and spotting local wildlife. The surrounding countryside offers a true sense of peace and space, making Brookville a wonderful choice for families and those seeking a slower pace of life in a close-knit rural community.



Note from the Vendor



“As the property is not overlooked, we enjoy great privacy both indoors and in the garden.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2214-1123-1131-1261-1490

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///built.openly.expansion

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

