



Norwich Road, Barnham Broom Norwich NR9 4BT

welcome to

Norwich Road, Barnham Broom Norwich

An inviting, well-proportioned 3 bedroom detached bungalow, occupying a non-estate position within the rural village of Barnham Broom. Boasting a bright & airy lounge, 19' kitchen/dining room, stylish shower room, private rear garden with stunning meadow views, ample off-road parking & more!!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, cupboard housing boiler, loft access, radiator and doors opening to all rooms.

Lounge

15' 9" x 10' 1" (4.80m x 3.07m)

Fitted carpet flooring, central electric fireplace, Velux windows and double-glazed patio door opening to the rear garden.

Kitchen/Dining Room

19' 9" x 9' 7" (6.02m x 2.92m)

A matching range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, undermount sink with mixer tap, built-in eye-level electric double oven, inset electric hob with splashback and extractor hood over, integrated dishwasher, space for American fridge freezer, tiled flooring, inset ceiling spotlights, under-cabinet lighting, radiator and double-glazed window to rear aspect.

Utility Room

9' 8" x 8' 2" (2.95m x 2.49m)

A further range of base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for washing machine, tiled flooring, radiator, double glazed window to rear aspect and double-glazed door opening to the rear aspect.

Bedroom One

12' 8" x 10' 9" (3.86m x 3.28m)

Fitted carpet flooring, built-in wardrobes, radiator and double-glazed window to front aspect.

Bedroom Two

9' 8" x 9' 6" (2.95m x 2.90m)

Fitted carpet flooring, radiator and double-glazed window to front aspect.

Bedroom Three

9' 2" x 8' 8" (2.79m x 2.64m)

Fitted carpet flooring, radiator and double-glazed window to front aspect.

Shower Room

Three-piece suite comprising low level W.C, pedestal hand wash basin, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail and double-glazed obscure glass window to side aspect.

Outside

The property is set back from the road and is approached by a large shingle driveway which provides ample off-road parking for several vehicles. The remainder of the frontage is laid to well-tended lawn and gated access leads to the rear aspect.

The enchanting rear garden is a true retreat, featuring lush lawn and a small patio seating area ideal for outside entertaining. The summer house, equipped with power and lighting, provides a perfect spot for relaxation or a versatile home office. Surrounded by vibrant shrubs and mature trees, the garden offers a tranquil atmosphere, while the stunning meadow views beyond enhance the sense of peace and privacy.

Location

Barnham Broom is a very popular rural village, situated on the River Yare and found just over 11 miles from the City of Norwich. The village offers local amenities including a Post Office/general store, The Bell public house/restaurant, Primary School and the popular Barnham Broom hotel, golf & country club with two 18-hole golf courses, a spa and gym. There is a regular bus service to Norwich and surrounding towns/villages.



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welcome to

Norwich Road, Barnham Broom Norwich

- GUIDE PRICE £350,000 - £375,000
- Immaculate 3 Bedroom Detached Bungalow
- Offers Modern Living Accommodation
- Open-Plan Kitchen/Dining Room
- Privately-Enclosed, Delightful Rear Garden
- Breathtaking Field Views Beyond
- Ample Off-Road Parking
- Non-Estate, Peaceful Village Setting

Tenure: Freehold EPC Rating: C Council Tax Band: C

offers over

£340,000

directions to this property:

Upon entering the village of Barnham Broom from the A47/Honingham direction, proceed along Honingham Road, passing Barnham Broom Hotel and at the crossroads, turn left onto Norwich Road. Continue along and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM108634 - 0018

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