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Fern Lodge
Browston Lane
Browston



A SPACIOUS FOUR-BEDROOM FAMILY HOME WITH LOVELY GARDEN AND DOUBLE GARAGE

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Fern Lodge, Browston Lane, Browston, Great Yarmouth NR31 9DP

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ENTRANCE HALL

With door in from the front aspect, this welcoming hallway has stairs leading to the first floor with storage under. A cathedral style window allows natural light to flood onto the hallway.

CLOAKROOM

Fitted with wc and hand was basin.

SITTING ROOM

This generous sitting room, has a window to the front aspect and sliding patio doors into the conservatory. A focal point is provided by a stylish, contemporary fireplace.

CONSERVATORY

Offering lovely views over the garden, this double-glazed conservatory has double doors opening onto the sun terrace.

DINING ROOM

Perfect for formal dining, this room has a window overlooking the garden.

KITCHEN

This spacious kitchen is fitted with an excellent range of gloss base cupboard and drawer units with stone worksurfaces over. Inset sink unit with rinser tap. Matching wall storage cabinets. Appliances within the kitchen include a six burner gas hob with hood over, twin ovens, and dishwasher. There is ample space for a free-standing fridge/freezer, and dining table. Glazed double doors open out to the sun terrace.







UTILITY ROOM

With further storage, a second sink and plumbing for a washing machine. A door leads out to the side aspect.



STUDY

Ideal for those working from home, with a window to the front aspect.

LANDING

With stairs up from the hall, doors open to the four bedrooms and family bathroom. Built in airing cupboard.



BEDROOM 1

A wonderful principal bedroom with window overlooking the garden.

EN-SUITE

With suite comprising a shower in cubicle, wc and vanity hand wash basin with storage under.

BEDROOM 2

Having window to front aspect, and mirrored wardrobes to one wall.

BEDROOM 3

Another lovely double bedroom with window to the rear aspect and fitted wardrobes.

BEDROOM 4

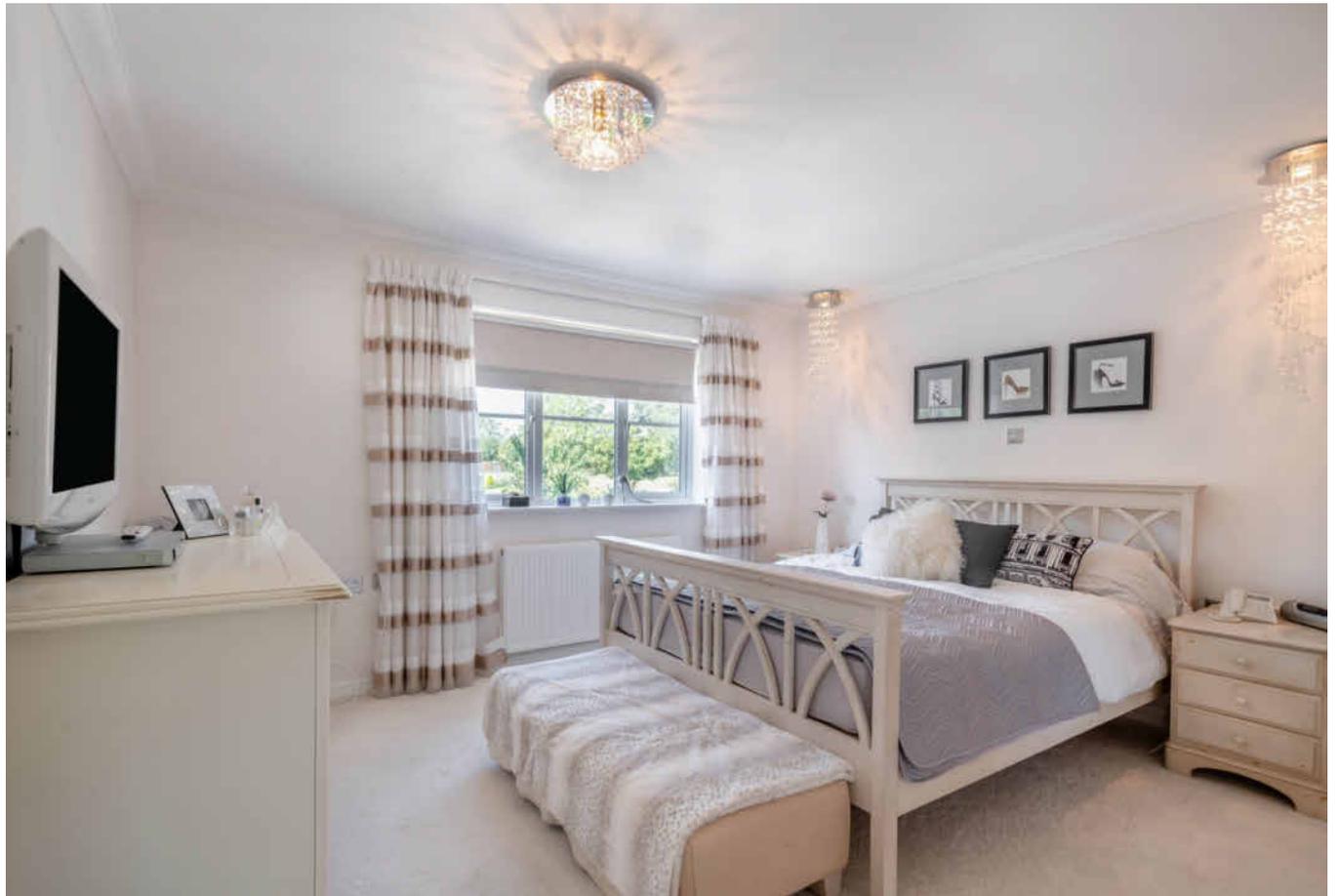
With a window to the rear aspect offering a view over the garden.

BATHROOM

Fitted with a white suite comprising bath, wc and pedestal wash basin.

EXTERNAL

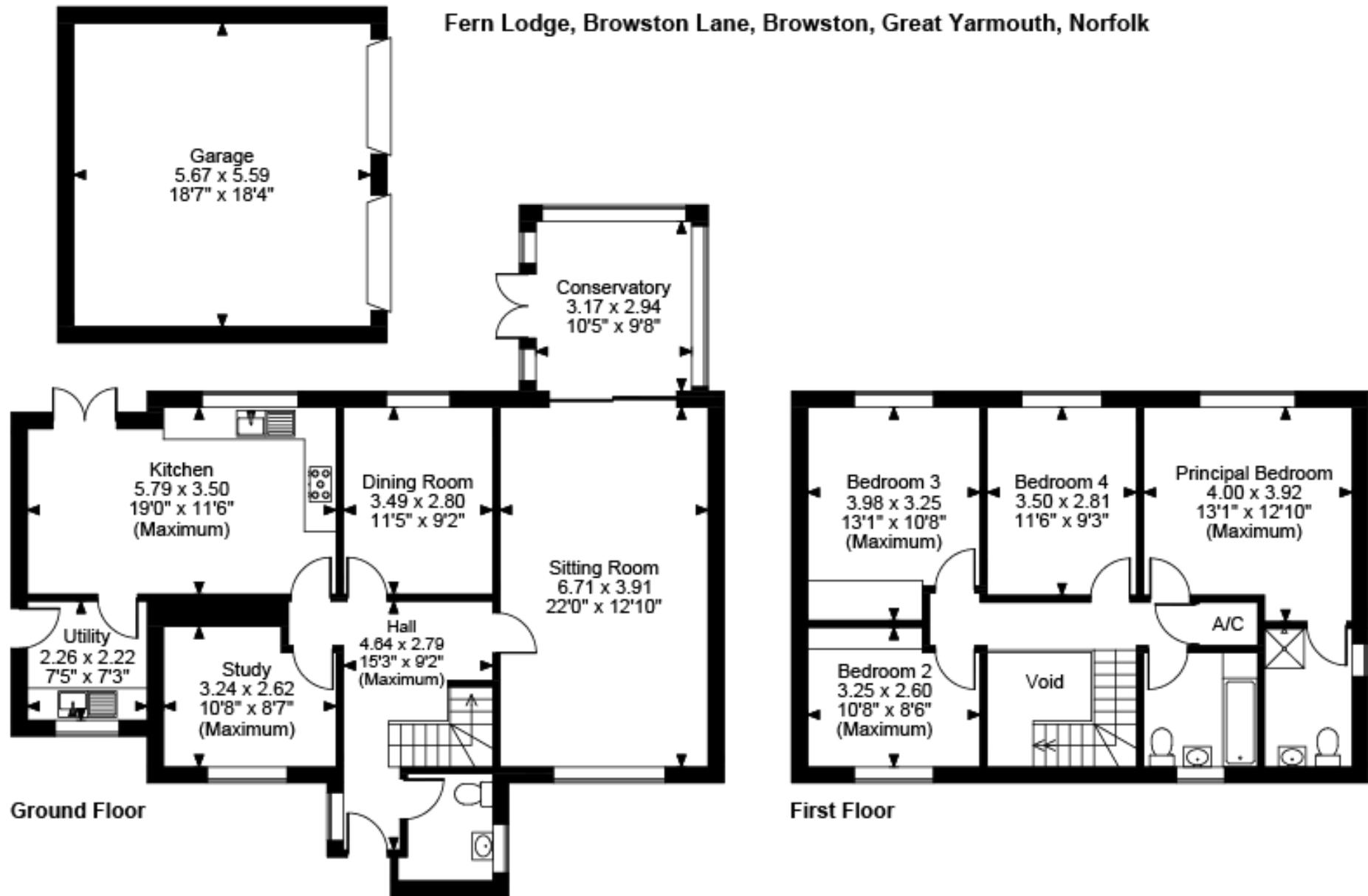
The property is approached from the lane onto a wide driveway bordered by an area of grass, with mature shrubs. The drive leads to the detached double garage with twin doors, and steps lead up to the front door. The majority of the garden lies to the rear of the property and is west facing. This garden is laid to a wide central lawn, bordered by deep, mature shrub borders. A wide sun terrace adjoins the rear of the house providing a lovely seating, or al fresco dining area, with doors from the conservatory and kitchen. The garden, which is enclosed by fencing, also features a number of mature trees, and further seating areas.



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Fern Lodge, Browston Lane, Browston, Great Yarmouth, Norfolk

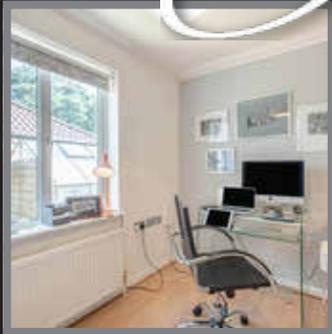


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This beautifully presented family home stands in an elevated position with a lovely garden, in the sought after village of Browston. The ground floor accommodation includes a generous sitting room, with a conservatory overlooking the garden, a separate dining room, study, spacious kitchen and utility room. On the first floor there are four bedrooms, with the principal bedroom having an en-suite shower room, as well as the family bathroom. Externally the private, west facing rear garden has been well planted and features a wide sun terrace adjoining the house. Parking is provided by a driveway which leads to the detached double garage.



EPC Rating: D
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

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