



# SQUIRRELS DRIFT

BRAMERTON, NORFOLK



This substantial five bedroom home is tucked away from the road on a beautiful tree lined plot in the well regarded village of Bramerton .

Squirrels Drift was built in the 1980's to the design and exacting standings of the current owner and has provided a wonderful family home ever since. The timber framed construction with brick infill was ground breaking for the area at the time yet proved popular with the planners and despite being in a conservation area was approved without problem. The design incorporated many unique features and ensured that every space was utilised well. This is particularly evident with the entrance hall and landing area which feel light and spacious helping to weave the accommodation together.

Turning off The Street on to the driveway of Squirrels Drift gives a real sense of how private the property is. Hidden from the road the property reveals itself as you advance along the driveway into a gravel parking area leading to a detached double garage tucked away in the front corner of the plot. A path leads to a covered lobby opening to a porch with plenty of space for shoes and coats. A further door opens into the entrance hall, from here you really get a sense of the space this

property provides. Stairs rise to the first floor with a useful WC being located opposite a study which overlooks the front aspect. The kitchen is located at the rear of the property fitted with a good range of units and opens to a lovely garden room with vaulted ceiling and doors leading to the rear garden. A utility room is located next to the kitchen and links up with a rear hall and boiler room/store. There are four reception rooms on the ground floor, all are generously sized and give flexibility in their use. Of particular note is the generously sized sitting room with inglenook fireplace and an equally generous sized dining room located at the opposite end of the property.

On the first floor, the landing has ample storage and a lovely area providing space for a study or reading nook. There are five bedrooms on this floor all of which have built in storage with the master bedroom having ensuite facilities and large dressing area. There is a further ensuite to bedroom 2 and a large family bathroom with separate shower.

There are stunning views from the







rear facing rooms of the property, across the grounds of Squirrels Drift, to the fields beyond.

Outside, the property sits back from The Street on a beautiful tree lined plot which extends to approximately 2.28 acres (sts), comprising; mature gardens surrounding the property, rear paddock (approximately 1.5 acres sts) with field shelter and swimming pool with pool house beside.

#### SERVICES

Mains electricity, water and drainage are connected. There are solar panels in the rear paddock which serve the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### AGENTS NOTES

Please note that there is an overage restricting development of the land in favour of the previous land owner.

#### VIEWING

Strictly by appointment with the agent's Beccles Office.

#### LOCAL AUTHORITY

South Norfolk District Council.

#### DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management – please contact the team directly on 01379 646603.



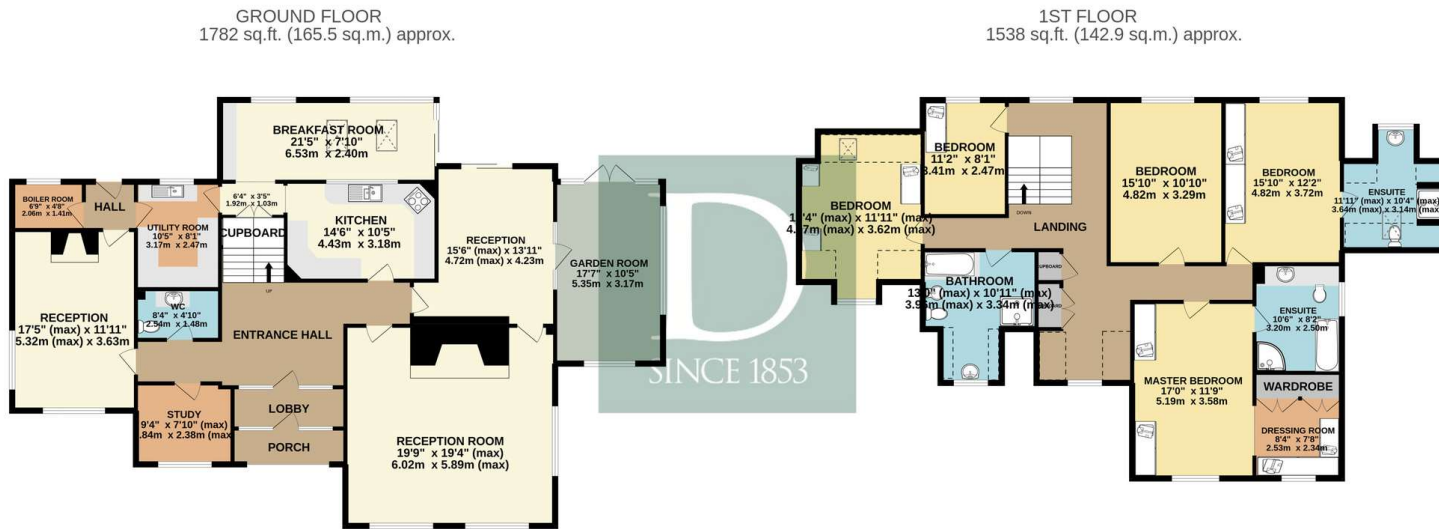


BEAUTIFUL  
PLOT





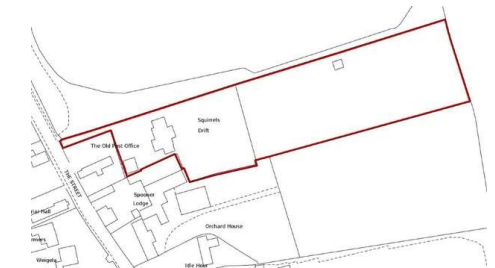
## FLOOR PLAN



TOTAL FLOOR AREA : 3320 sq.ft. (308.4 sq.m.) approx.

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



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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### CONTACT US

Durrants, 10 New Market, Beccles,  
Suffolk, NR34 9HA

Tel : 01502 712122

Email : [beccles@durrants.com](mailto:beccles@durrants.com)