



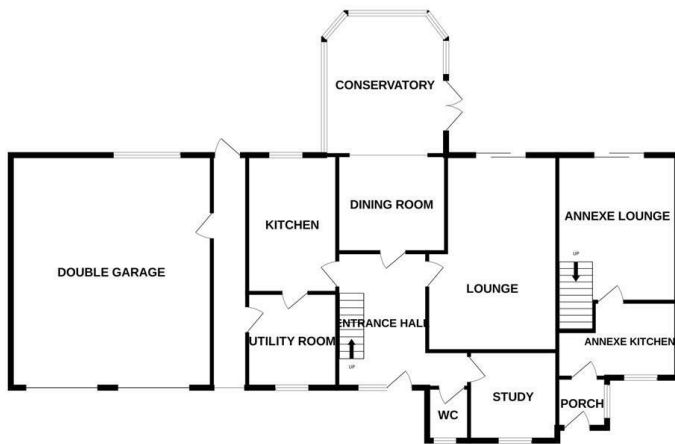
Southfields Hawkes Lane | Bracon Ash | Norwich

£650,000

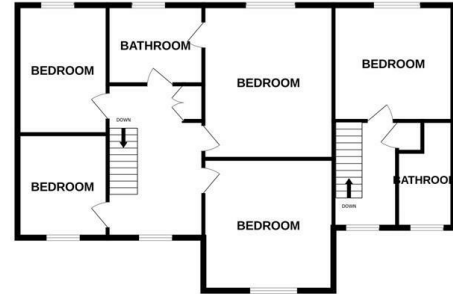
GUIDE PRICE: £650,000 - £675,000 Gilson Bailey are delighted to present this substantial four-bedroom detached family home with the added bonus of a self-contained annexe, set on a generous plot backing onto open fields in the highly desirable village of Bracon Ash. Offering flexible living space throughout, the main house comprises an entrance hall, spacious lounge, separate dining room, kitchen, conservatory, utility room, study, and WC on the ground floor, with four well-proportioned bedrooms and a family bathroom upstairs. The annexe provides excellent potential for multi-generational living or guest accommodation, featuring its own kitchen and lounge on the ground floor, and a bedroom with bathroom above. Outside, the property impresses with a large frontage filled with mature shrubs and plants, a sweeping driveway offering ample off-road parking, and a double garage with power and lighting. The rear garden is a standout feature – beautifully private and extensive, with a lawned area, patio seating space, and uninterrupted views across open countryside. With oil central heating, double glazing, and offered to the market with no onward chain, this exceptional and versatile home is ready for its next chapter – early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



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

Bracon Ash is a picturesque South Norfolk village approximately 6 miles from the centre of Norwich and 5 miles from the market town of Wymondham. You are well-placed for access to the A11, A47 and A140. The neighbouring village of Mulbarton offers a good selection of amenities including primary school, church, convenience stores, popular local pubs and large common with pond.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, study, WC and stairs to first floor.

Lounge 19'4" x 12'10"

Double glazed window, patio doors, radiator.

Dining Room 9'6" x 8'10"

Radiator.

Kitchen 12'7" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for dishwasher, double glazed window, radiator.

Conservatory 14'3" x 12'5"

Double glazed construction with doors to rear garden.

Utility Room 9'4" x 8'11"

Fitted wall and base units with worktops over, sink and drainer, space for fridge/freezer and washing machine, double glazed window.

Study 8'7" x 7'11"

Double glazed window, radiator.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 15'3" x 12'11"

Double glazed window, radiator.

Bedroom Two 12'11" x 11'11"

Double glazed window, radiator, hand wash basin.

Bedroom Three 12'8" x 8'11"

Double glazed window, radiator.

Bedroom Four 9'4" x 8'11"

Double glazed window, radiator.

Bathroom 9'6" x 7'8"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Annexe Lounge 14'6" x 11'11"

Door to garden, radiator, stairs to first floor.

Annexe Kitchen 8'3" x 7'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window.

First Floor Landing

Doors to bedroom and bathroom.

Annexe Bedroom 11'11" x 11'3"

Double glazed window, radiator, built in wardrobe.

Annexe Bathroom 10'7" x 5'6"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Large frontage filled with mature shrubs and plants, a sweeping driveway offering ample off-road parking, and a double garage with power and lighting. The rear garden is a standout feature – beautifully private and extensive, with a lawned area, patio seating space, and uninterrupted views across open countryside.

Local Authority

South Norfolk District Council, Tax Band E.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

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

Local Authority

South Norfolk District Council, Tax Band E

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.