



THE STORY OF

21 Bramerton Lodge

Bramerton, Norfolk

SOWERBYS



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21 Bramerton Lodge

Bramerton, Norfolk
NR14 7EQ

Wonderful Contemporary Home

Bespoke Kitchen Breakfast Family Room

Fine Sitting Room with Sliding
Doors to the Garden

Four Well Appointed Bedrooms

Modern Luxurious Fitted En-
Suite and Family Bathroom

Utility Room

Superb Landscaped Garden

Communal Grounds, Tennis Court
and Indoor Swimming Pool

Popular Village Setting Close to the River Yare

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This stylish home has been completely remodelled and extended to create an impressive contemporary residence with high-quality finishes throughout including a high-specification kitchen, modern bathrooms, stone flooring and vaulted ceilings. From the moment you arrive, the striking exterior sets the tone, with contemporary cladding complemented by a fine flint wall.

Inside, clean architectural lines combine with a warm and welcoming feel. The beautifully designed kitchen provides an excellent balance of storage and workspace, centred around a generous island that creates a sociable hub for family and entertaining. The vaulted ceiling enhances the sense of space, while the kitchen opens into a cosy sitting area and a separate sitting room, both benefiting from vaulted ceilings. Large sliding doors open onto the garden, creating a wonderful connection between the inside and out and offering a peaceful spot to sit back and enjoy the garden views.

The accommodation includes four well-appointed bedrooms, a stylish family and luxurious en suite shower room. Completing the ground floor is a useful utility room, ideal for a boot and coat store.

Outside, the garden has been completely remodelled and landscaped to create a beautiful and relaxing space. A generous stone terrace provides the perfect setting for entertaining, while planted borders, specimen trees, a lawn and a contemporary wildlife pond create a wonderfully established feel. In the evening, carefully positioned lighting adds to the atmosphere and creates a particularly attractive setting.

The property also benefits from the wonderful communal facilities, including communal gardens, a hard tennis court and an indoor swimming pool.





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.

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Bramerton

PEACEFUL VILLAGE LIVING,
MOMENTS FROM THE CITY

Bramerton is a picturesque riverside village situated approximately five miles south-east of Norwich, enjoying a peaceful position surrounded by open countryside and the River Yare. The village has a charming rural character, with a mix of traditional properties, mature greenery and beautiful surrounding landscapes, whilst its riverside setting provides a wonderful backdrop for enjoying the outdoors. The village is ideally placed for those looking to enjoy the tranquillity of the Norfolk countryside whilst remaining within easy reach of the city.

Bramerton Common provides access to the river and scenic walking routes, including the Wherryman's Way. The nearby Norfolk Broads provide an abundance of opportunities for family days out, from boating and paddleboarding on the waterways to riverside walks, cycling and exploring the surrounding countryside. The area is particularly well suited to an outdoor lifestyle, with plenty of space to enjoy nature, wildlife and the changing seasons. From summer days spent by the river to countryside walks and cosy village pubs, there is always something to enjoy close to home.

Norwich itself is approximately five miles away and provides an excellent range of shopping, dining, cultural and leisure facilities, alongside its historic city centre and vibrant independent scene. Road connections are convenient, with the A146 providing access towards Norwich and the wider Norfolk road network, while Norwich International Airport is approximately 10 miles away.



Note from the Vendor



“We designed this house to bring us together more as a family, to spend time with each other in an unspoilt part of Norfolk we all loved. It’s delivered just that, the memories the house and the surrounding area has created will always stick with us”.



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///wriggle.length.albums

AGENT'S NOTE

Service charge: £960 per annum

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

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