

THE STORY OF

2 Bracken Way

Grimston, Norfolk

SOWERBYS

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Grimston, Norfolk
PE32 1XA

Spacious Detached Bungalow
on Generous Corner Plot

Generous Kitchen and Dining Room

Cosy Sitting Room with Wood Burning Stove

Versatile Garden Room

Three Well Proportioned Double Bedrooms

Flexible Fourth Bedroom or Study

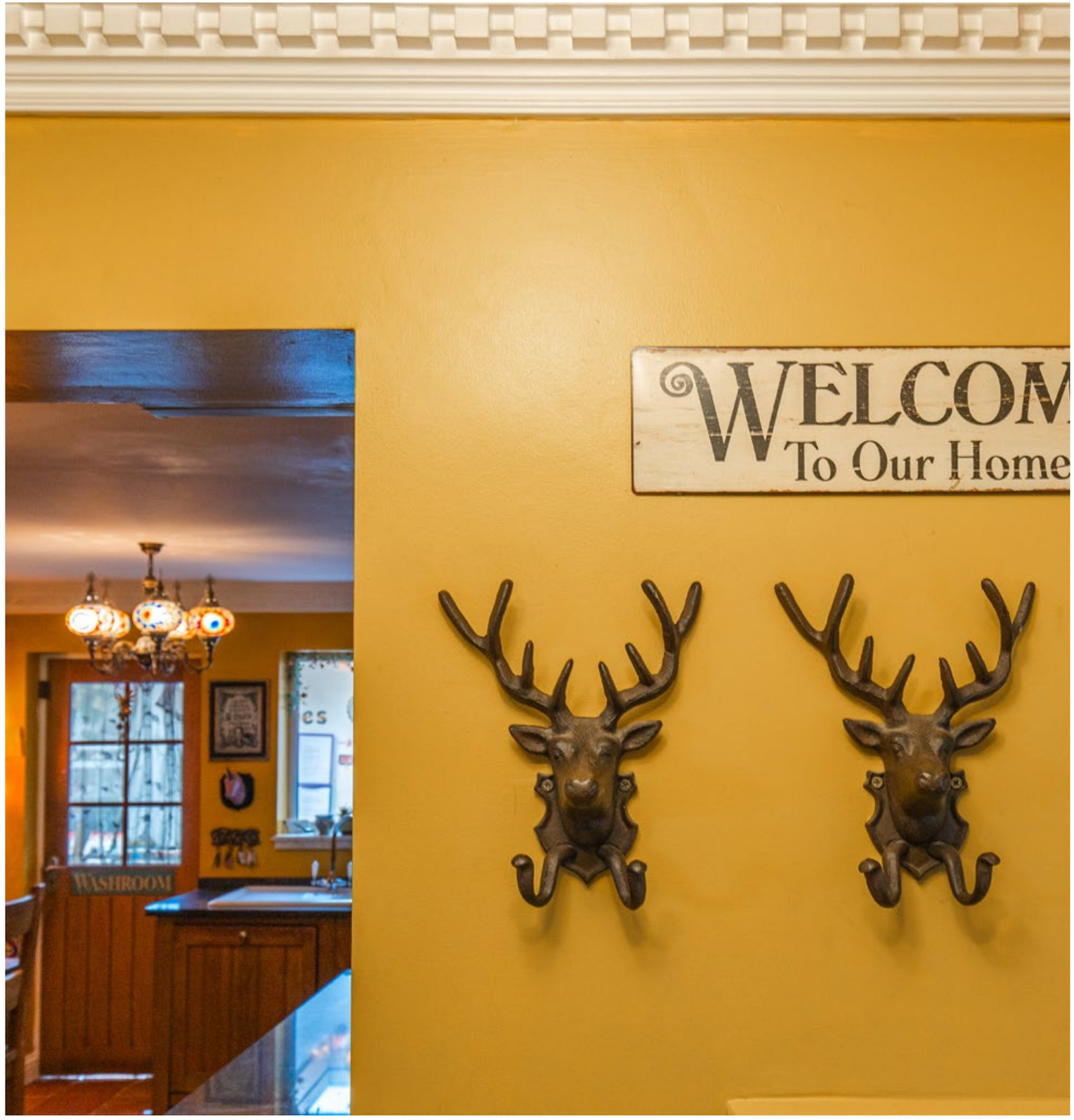
Stylish Family Bathroom and Separate WC

Detached Home Office or Studio

Wrap Around Front and Side Gardens

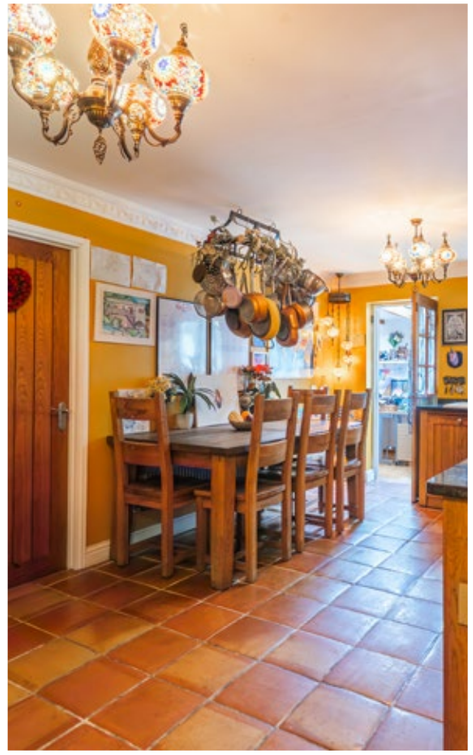
Private Courtyard Style Rear
Garden and Ample Parking

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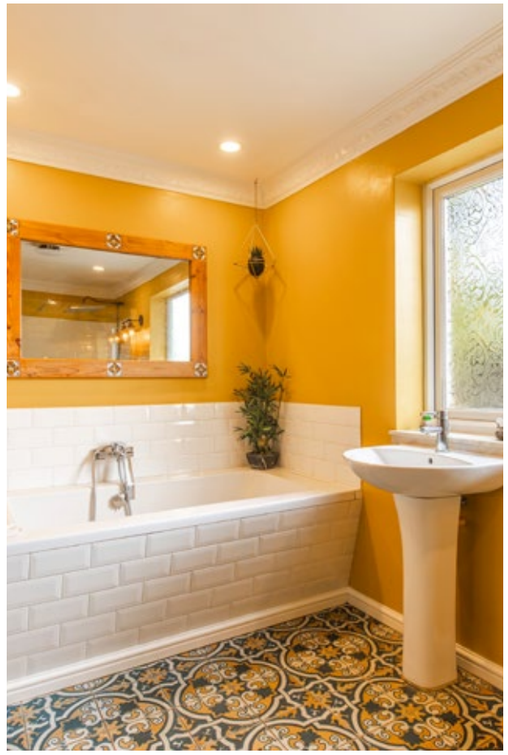
This beautifully presented detached bungalow sits on a generous corner plot in the well served village of Grimston and offers an inviting blend of space versatility and rural charm. It is a home that feels instantly welcoming with light filled rooms and thoughtfully arranged accommodation that works equally well for relaxed living and entertaining.

The generous kitchen and dining room provides an ideal setting for everyday family life with plenty of room for relaxed meals and effortless hosting. The sitting room is a comforting retreat featuring a wood burning stove that creates a warm and welcoming atmosphere on cooler evenings. A versatile garden room extends the living space further offering an ideal spot for reading hobbies or simply enjoying the outlook to the garden.

There are three comfortable double bedrooms together with a fourth room that provides excellent flexibility whether required as a study snug or occasional guest room. The family bathroom is stylish and well appointed and is complemented by a separate WC for additional convenience.

One of the key highlights is the detached home office and studio created from the former garage. This superb addition offers a peaceful workspace or creative suite and is perfect for anyone who works from home or runs a small business.

The wraparound front and side garden provides a leafy and private setting while the rear courtyard garden offers a sheltered space for outdoor dining and morning coffee. Ample driveway parking ensures ease for residents and visitors. Grimston offers a warm and active community with excellent amenities and easy access to Kings Lynn and the North Norfolk coast.





If we had to describe our home in three words, they would be: cosy, peaceful and homely.

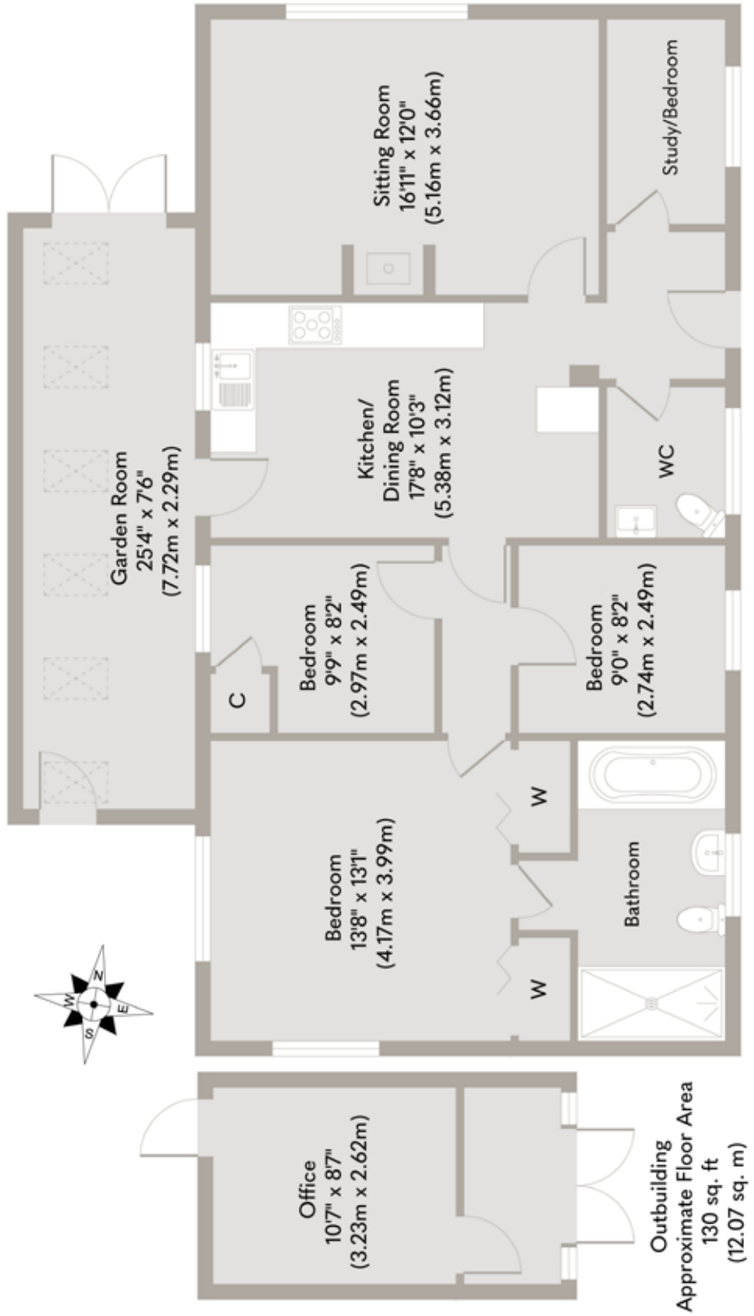












Approximate Floor Area
1204 sq. ft
(111.85 sq. m)

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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Grimston

EMBRACE NORFOLK'S CHARM IN A TRANQUIL VILLAGE

If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Grimston is certainly a place to consider.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The village offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

Grimston Cricket Club is a community focused club dating back over 100 years. The adults team play in the Mid-Norfolk Sunday Cricket League and there are several youth teams too.

On the outskirts of the village is the popular Three Horse Shoes Pub and Congham Hall, a beautiful hotel with a lavish restaurant and a spa.

The famous Royal Sandringham Estate is just over 5 miles away, where the village Greenfingers Group take part in the annual Sandringham Flower Show and so far have achieved 10 gold medals.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Grimston is a wonderful place to call home.









Note from the Vendor



"What we've loved most about living here is the peace and quiet, it's a wonderfully calming place to call home."

SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9370-2112-6520-2105-0741

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: ///fury.easygoing.droplet

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.

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