



18 The Green

Surlingham, Norwich, NR14 7AG

BROWN & CO



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Nestled in the charming village of Surlingham, this brand-new detached bungalow offers a perfect blend of modern living and traditional style. Finished to an exceptionally high standard, this property benefits from stunning countryside views.

£675,000



DESCRIPTION

This detached bungalow is located in an attractive village location within Surlingham with south facing field views to the rear aspect. At the heart of the property there is a spacious open plan kitchen/dining room, complete with an island unit, Neff double slide and hide oven with a combined microwave, and a Bosch dishwasher. The part vaulted ceiling, along with a wall of windows, double doors, and gable windows, allows for plenty of natural light and offers views of the south-facing rear garden and open fields.

Internally, the property features Karndean Knight flooring throughout the living spaces, with oak internal doors and is equipped with an air circulation system, ensuring a comfortable living environment, while underfloor heating enhances the overall comfort and efficiency of the property. These features contribute to a modern and inviting atmosphere, making the bungalow a pleasant place to live.

The accommodation includes three bedrooms, with the main suite featuring built-in wardrobes and an en-

suite shower room. The living room is equipped with a modern wood-burning stove and has windows facing the front of the property.

Designed for energy efficiency in mind, the bungalow is heated by an air source heat pump which is supported by eight solar panels, reducing energy costs. The south-facing rear garden provides a pleasant outdoor space.

The property is approached by a long driveway that provides ample parking for several vehicles, leading to a single detached garage with an electric roller door and an electric car charger for added convenience. The rear garden features a paved area, perfect for outdoor seating and entertaining, and offers southerly views across the open countryside, creating a tranquil outdoor space to enjoy the surrounding landscape.

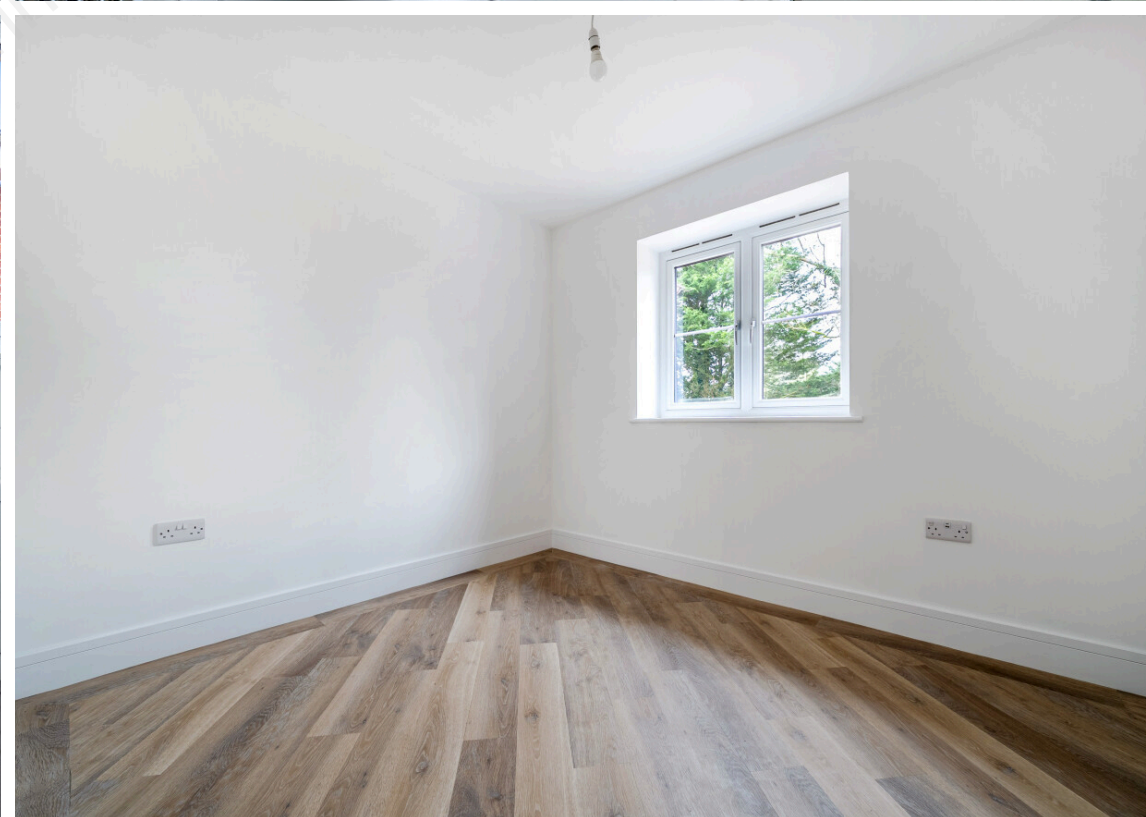
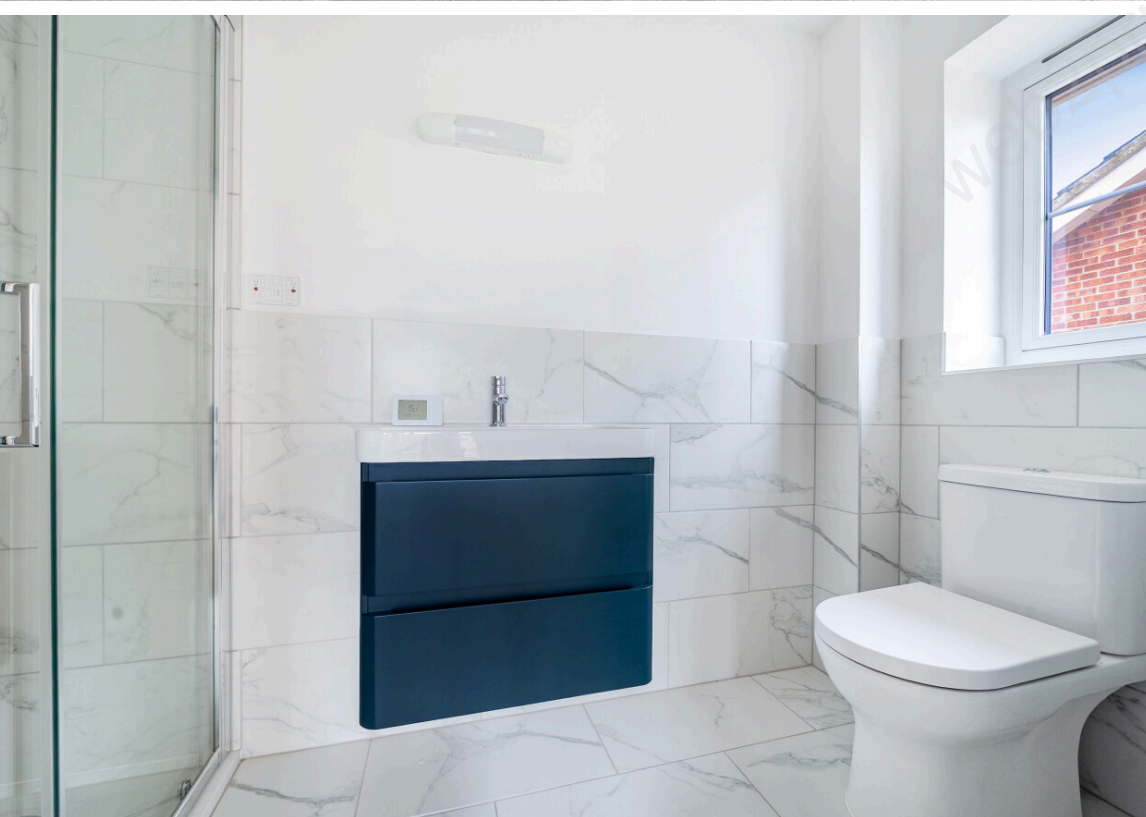
LOCATION

Surlingham is an attractive village located approximately 8 miles east of Norwich. Alongside the River Yare. The village is home to two riverside pubs. Surlingham is particularly renowned for its two wildlife

reserves: the Ted Ellis Nature Reserve and the Church Marsh Bird Reserve, making it a great destination for nature enthusiasts. The area is ideal for cyclists and dog walkers, thanks to its pleasant rural setting and the Wherryman's Way, a scenic walking and cycling route that follows the river. Additionally, Surlingham features a primary school, catering to families in the community, as well as a useful farm shop that offers local produce and goods. Overall, Surlingham combines a peaceful village atmosphere with convenient amenities and beautiful natural surroundings.

DIRECTIONS

Proceed away from Norwich on the Trowse bypass (A146) and turn left at the last set of traffic lights signposted for Kirby Bedon, Bramerton and Surlingham. Continue through Kirby Bedon and upon reaching Bramerton turn left at the sign to Surlingham. Follow this road to Surlingham and proceed up Walnut Hill into the village. Continue past the pond and after a



short distance bear left into The Green where the property will be found on the right hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

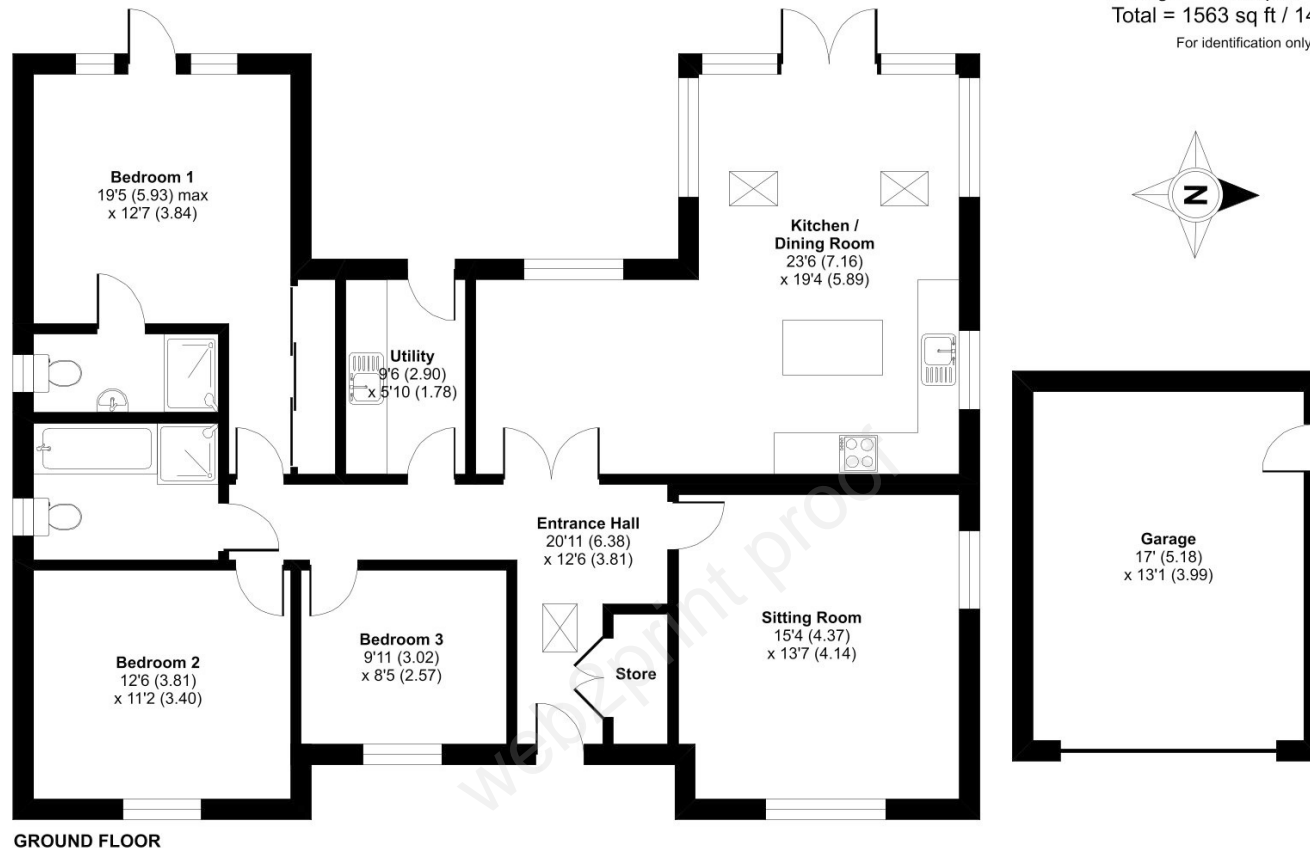
VIEWING Strictly by prior appointment through the selling agents' Norwich Office.
Tel: 01603 629871



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Approximate Area = 1339 sq ft / 124.3 sq m
Garage = 224 sq ft / 20.8 sq m
Total = 1563 sq ft / 145.2 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Brown & Co. REF: 1409158

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Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

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Property and Business Consultants