



3a Church Farm Close
Bramerton, Norwich, Norfolk, NR14 7FD

BROWN & CO



3a Church Farm Close, Bramerton, Norwich, Norfolk, NR14 7FD

An outstanding detached house built in 2021 with accommodation spanning across two delightful floors with four/five bedrooms, delightful principal rooms and grounds approaching 0.62 acres (stms).

£850,000



DESCRIPTION

No.3a Church Close is a highly attractive and exceptionally well-presented detached family home, situated within a small and exclusive close in the highly regarded village of Bramerton. The setting is quite remarkable, enjoying a delightful semi-rural garden with far-reaching views across your private agricultural field to the rear, providing a rare and valuable extension to the grounds.

Constructed in an attractive traditional style with red brick elevations beneath a tiled roof, the house offers well-balanced accommodation arranged across two floors. The property has been thoughtfully curated throughout, combining modern energy-efficient living with the benefit of underfloor heating on the ground floor together with expansive open plan rooms with garden access.

The principal accommodation is centred around a generous sitting room featuring bespoke, fitted window shutters and an attractive wood-burning stove, creating a warm and inviting space. The impressive kitchen/dining room forms the heart of the home, and is complimented by the delightful flooring running seamlessly as if flows from the hall into the kitchen breakfast room. The kitchen itself features an array of integrated appliances and acts as a super space for informal dining and entertaining, complemented by a useful utility room and cloakroom. A separate study at the front of

the house provides flexibility for home working, fifth bedroom or additional reception space.

To the first floor, the principal bedroom enjoys excellent proportions and is served by an en-suite shower room. There are three further bedrooms, all comfortable double rooms supported by a well-appointed family bathroom.

Outside, the property is approached via a private driveway providing ample off-road parking at the front of the house, together with a substantial triple bay open carport positioned in the rear garden, and accessed from the side of the house, via a predominantly shingled drive/access. Importantly, the access at the side is owner by the vendors.

The gardens are neatly maintained and predominantly laid to lawn, with mature hedging and planting creating a good degree of privacy. A terrace off the sitting room and kitchen dining room acts as a pleasant seating area in the summer months.

Beyond the formal gardens lies the property's private agricultural field, which is included within the sale and offers significant lifestyle appeal together with potential long-term interest. Purchasers should note that the field is subject to an overage clause expiring in April 2031.

Services - Mains water, mains electricity and mains drainage, air source heat pump providing heating and hot water.

A particular feature of the property is the underfloor heating throughout the ground floor, providing both comfort and efficiency, served via an air source heat pump system.

The solar panels are owned by the current vendors and their performance details can be acquired through the selling agent.

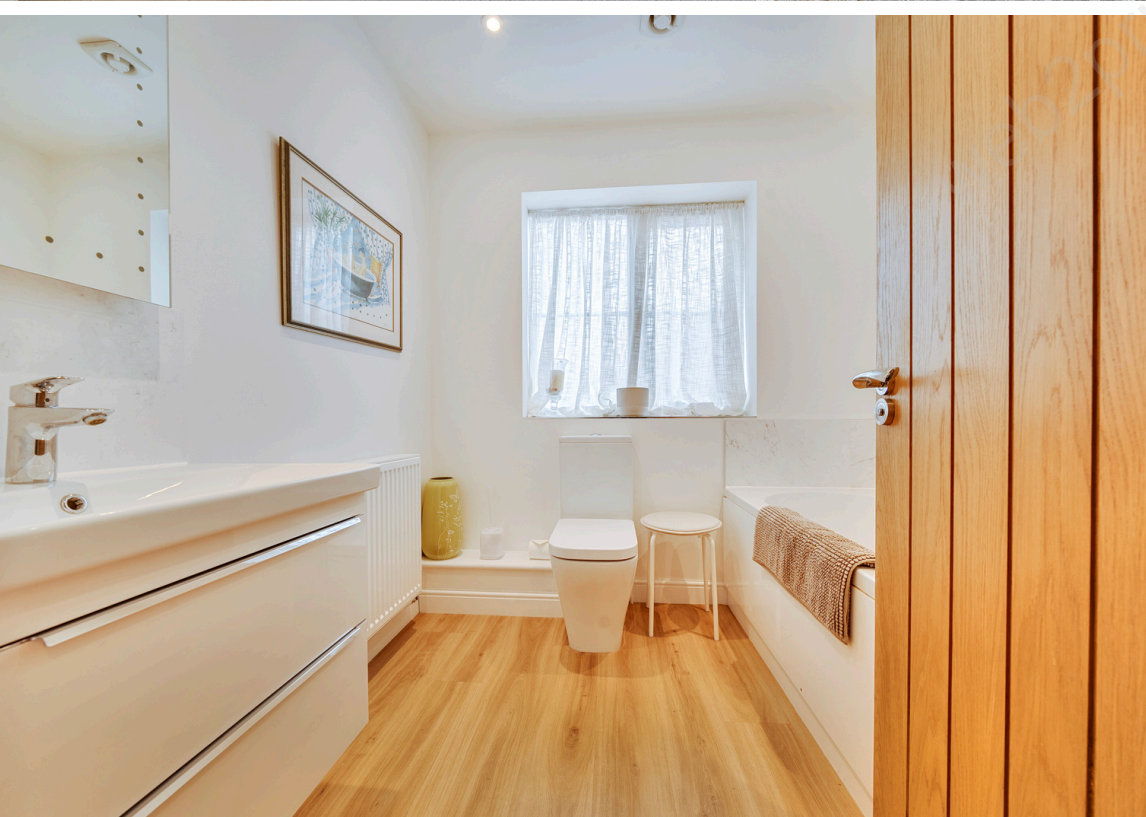
Acreage – 0.62 acres (stms)

LOCATION

Bramerton is a highly desirable South Norfolk village situated approximately 5 miles south-east of Norwich, lying within the Yare Valley and surrounded by attractive countryside. The village offers excellent access to Norwich, the Norfolk Broads and the A47.

DIRECTIONS

From the centre of Norwich proceed south-east on the A146 Lowestoft Road towards Loddon. As you head under the a47 underpass take the next left turn with signposting for Bramerton. Follow The Street through the village, passing the church and village public house, before turning into Church Farm Close. Continue to the end of the close, where No. 3A will be found on the left-hand side.

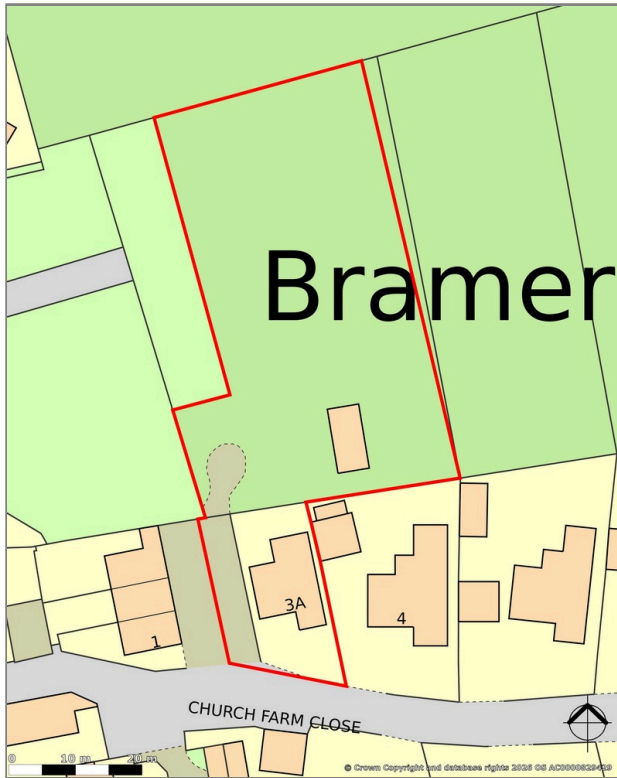


AGENT'S NOTES:

- (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

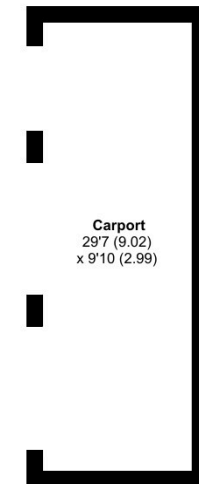
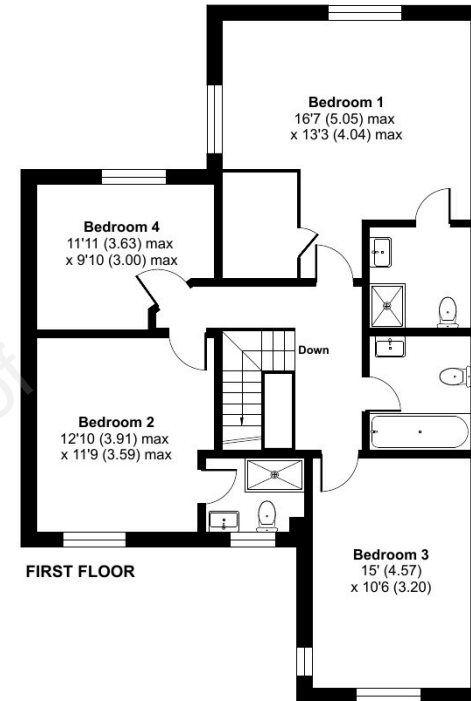
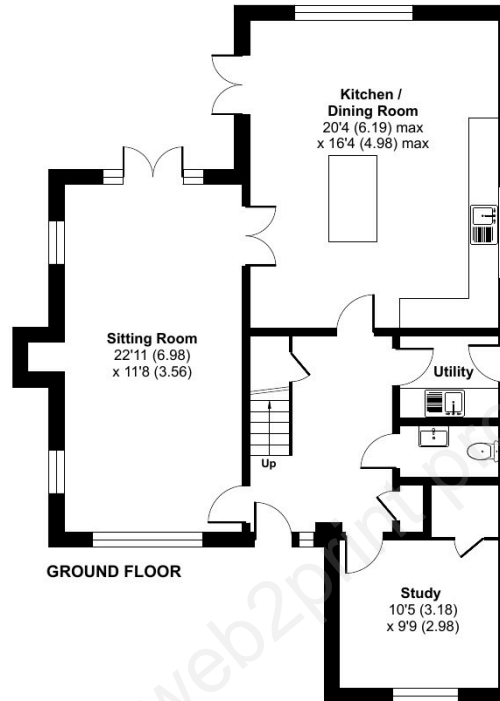




Church Farm Close, Bramerton, Norwich, NR14

Approximate Area = 1879 sq ft / 174.5 sq m (excludes carport)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Brown & Co. REF: 1451466

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