

william
h brown

Select

Chestnut House
Hill House Road
Bramerton



A FOUR/FIVE BEDROOM DETACHED FAMILY HOME, LOCATED IN A PLEASANT RURAL SETTING WITH FARMLAND VIEWS

A FOUR/FIVE BEDROOM DETACHED FAMILY HOME, LOCATED IN A PLEASANT RURAL SETTING WITH FARMLAND VIEWS

Chestnut House, Hill House Road, Bramerton, Norfolk NR14 7EE

2

RECEPTION LOBBY

Tiled flooring, wall mounted radiator and doors to home office and through to the reception hallway. A lovely feature in the lobby are two handmade decorative window frames.

HOME OFFICE

A fantastic addition to the home. Dual aspect windows and a Velux window provide plenty of natural light. Built in desk and shelving unit.

RECEPTION HALLWAY

Provides access to the sitting room, dining room, kitchen, cloakroom and study/bedroom five. Stairs rise to the first floor accommodation.

CLOAKROOM

Low level WC and wash hand basin.

STUDY/BEDROOM FIVE

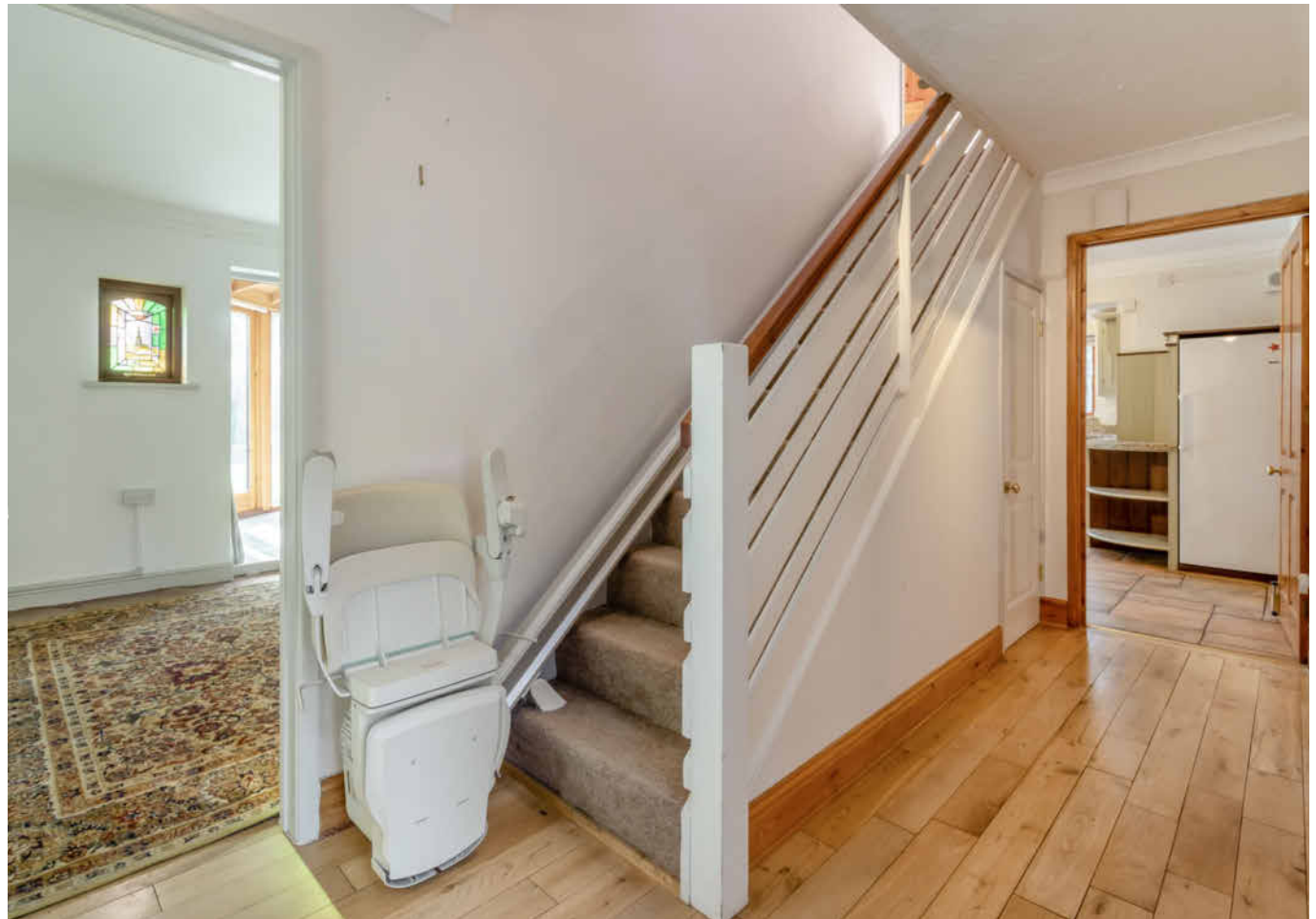
Originally the study. However, with the addition of the home office, this space now becomes a versatile room that could be used in different ways, in particular a ground floor bedroom if required.

SITTING ROOM

A carpeted sitting room with a feature brick fireplace with an inset multifuel burning stove, two wall mounted radiators and a feature bay window overlooking the garden.

DINING ROOM

A generous space with a wall mounted radiator, serving hatch through to kitchen, double glazed door leading to garden room. Feature handmade stained glass window to the rear aspect.







KITCHEN

A range of base and eye level units provide storage, built in dishwasher, space for cooker with built in extractor above, space for fridge freezer, drainer sink unit, wall mounted shelving unit, underfloor heating, window to rear aspect, two Velux windows, doors to utility room and garden room.



GARDEN ROOM

A Scandinavian style garden room has been added to the west elevation overlooking the garden. Door to garden and wall mounted radiator.

UTILITY ROOM

Window and door to the rear aspect, oil fired central heating boiler, plumbing for washing machine, base level storage units, drainer sink unit and wall mounted shelving.



LANDING

Window, circular ceiling window, wall mounted radiator, access to loft space, access to storage cupboard and doors to all first-floor bedrooms and bathroom.

PRINCIPAL BEDROOM

Dual aspect windows, 2 wall mounted radiators, full width built in wardrobes and door to en-suite shower room.

EN-SUITE SHOWER ROOM

A part tiled suite comprising: - low level WC, wash hand basin with storage underneath, walk in shower cubicle. Window to rear aspect and wall mounted cupboard and radiator.

BEDROOM

A carpeted room with a window and a wall mounted radiator.

BEDROOM

A carpeted room with dual aspect windows and a wall mounted radiator.

BEDROOM

A carpeted room with dual aspect windows and a wall mounted radiator.

BATHROOM

Suite comprising: - low level WC, wash hand basin, bath with shower above, wall mounted radiator and door to airing cupboard housing hot water cylinder with shelving above.

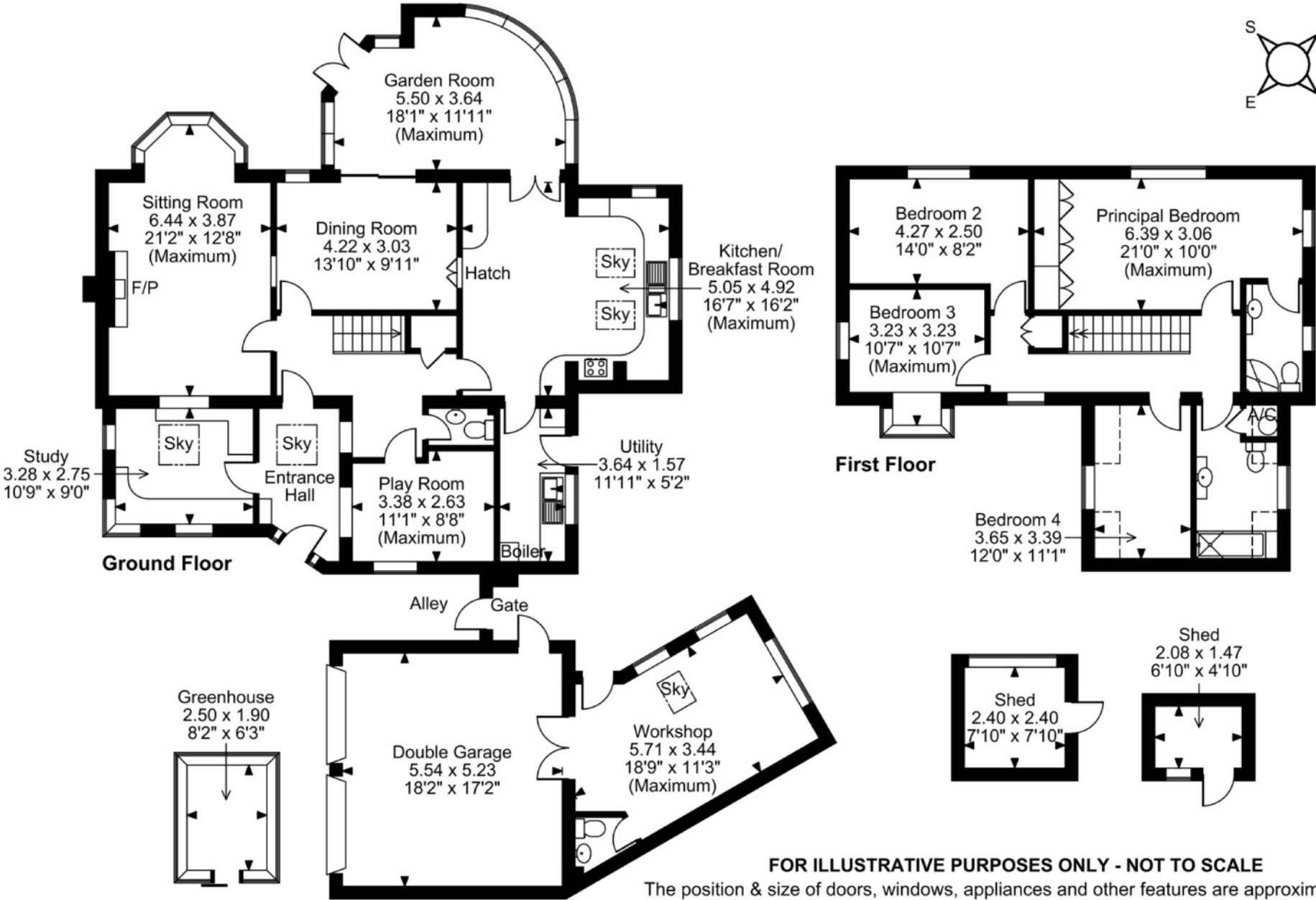
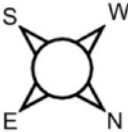




EXTERNAL

A particular feature of the home is the wrap around garden. Mainly laid to lawn with flower beds and hedge bordering. There are two garden sheds, a greenhouse and a large garage and workshop with toilet and wash basin.

Chestnut House, Hill House Road, Bramerton, Norwich



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

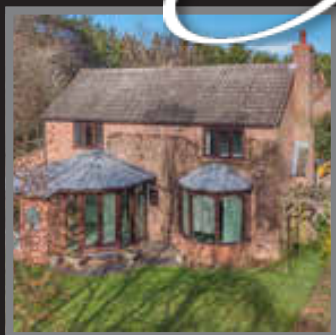
☐☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8680315/DST

Select

£700,000

Originally built in the 1980's, the home has undergone significant change in the last 20 years which has seen the addition of a reception lobby, home office and a beautiful garden room. Located in the beautiful rural village of Bramerton, the local countryside is popular for walkers. The generous accommodation is spread over two floors with the ground floor comprising: - reception lobby, home office, WC, study/bedroom five, sitting room, dining room, garden room, kitchen and utility room. To the first floor there are four bedrooms, with the principal bedroom offering an en-suite shower room and a family bathroom. Externally the gardens wrap around the home and a particular feature is a large garage/workshop.



EPC Rating: D
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

To view this property's virtual tour,
or to see all our properties, visit

www.williamhbrown.co.uk



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.