



Introducing
Cooper Row, Brundall

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed into an entrance hall which home to a cloakroom with wash basin and WC leads to the ground floor accommodation.

Bathed in natural light, the cosy sitting room provides versatile dimensions for all traditional furnishings. Beyond the sitting room, prospective tenants will find a modern fitted kitchen featuring an abundance of both cupboard and worktop units. The kitchen, offered with an integral electric oven and gas hob, has space for a fridge freezer, dishwasher and a washing machine. The open plan dining area is complete with French doors leading to the private rear garden.

Stairs located in the entrance hall lead to the first-floor bedroom and bathroom accommodation.

The principal bedroom within the property is a spacious double room benefitting from the luxury of an en suite comprising a shower, wash basin and WC. The second bedroom, a smaller double room provides adequate dimensions for traditional furnishings. The third bedroom is a single room which could alternatively be utilised as an office/study for those working remotely. Complimenting the bedrooms, the bathroom comprises a shower over bath, wash basin and WC.

Externally, the property benefits from a neighbouring driveway which providing parking for two vehicles, leads to a single garage with electric supply. The private rear enclosed garden features a low maintenance lawn and a patio area.

Available now.

BRUNDALL

Brundall, nestled within the tranquil beauty of Norfolk's Broads, offers a peaceful riverside setting just a short distance from the vibrant city of Norwich. This picturesque village, celebrated for its waterside charm and surrounding greenery, strikes a perfect balance between rural calm and everyday convenience.

Situated approximately 7 miles east of Norwich, Brundall lies on the northern banks of the River Yare, where boats drift past tree-lined shores and life moves at an unhurried pace.

The village has a strong sense of community and a good range of local amenities, including a primary school, convenience stores, a medical centre, and a choice of popular riverside pubs—ideal for watching the world go by. Surrounded by open countryside and big Norfolk skies, Brundall offers a gateway to the Broads National Park—one of Britain's most treasured natural landscapes. It's a popular spot with boating enthusiasts, walkers, and those who simply enjoy the peaceful beauty of the waterways and wildlife-rich surroundings.

The local property market caters to a variety of lifestyles, from character cottages and family homes to contemporary developments that sit comfortably within the village's rural setting. Brundall is particularly sought after by those looking for riverside living, with a number of properties offering private moorings and far-reaching views across the Broads.

Excellent road links and a railway station with direct trains to Norwich and onward services to London Liverpool Street make Brundall well-connected for commuters and those wishing to explore further afield. Combining natural beauty with modern accessibility, Brundall offers a lifestyle that embraces both the charm of the Norfolk countryside and the convenience of city connections.

AGENTS NOTES

No Pets

Unfurnished

Available Now

Gas Central Heating

12 Month Initial Tenancy

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

LOCATION

What3Words: [///nurtures.sues.bespoke](https://www.what3words.com/#!/nurtures.sues.bespoke)



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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