



5 Church Farm Close, Bramerton

£925,000 Freehold

Seldom do prime homes come to market in such a private location, within an executive community and with your own field to rear. You are just 2 minutes from the Norfolk Broads & 7 minutes from Norwich, plus there's a popular Gastro Pub by the Waters Edge.

Guide Price: £925,000 - £950,000

Seldom do prime homes come to market in such a private location, within an executive community and with your own field to rear. You are just 2 minutes from the Norfolk Broads & 7 minutes from Norwich, plus there's a popular Gastro Pub by the Waters Edge. Set down an exclusive close in Bramerton, this property offers a perfect mix of an older style of build, yet modern luxuries and lower maintenance than a period home.

Despite being built in 2016, the current vendors have spent circa £165,000 in creating a true and unique lifestyle home. This property comes with its own private field to rear measuring circa 1/3 of an acre, and a private view of an attractive tree line, offering peace and tranquillity, plus ensuring nobody can build on the field you own.

With parking for eight vehicles, a detached double garage and air-source heating, this home is the perfect blend of luxury, privacy, and convenience, with additional high end amenities available for negotiation



Guide Price: £925,000 - £950,000

Seldom do prime homes come to market in such a private location, within an executive community and with your own field to rear. You are just 2 minutes from the Norfolk Broads & 7 minutes from Norwich, plus there's a popular Gastro Pub by the Waters Edge. Set down an exclusive close in Bramerton, this property offers a perfect mix of an older style of build, yet modern luxuries and lower maintenance than a period home.

Despite being built in 2016, the current vendors have spent circa



Guide Price: £925,000 - £950,000

Seldom do prime homes come to market in such a private location, within an executive community and with your own field to rear. You are just 2 minutes from the Norfolk Broads & 7 minutes from Norwich, plus there's a popular Gastro Pub by the Waters Edge. Set down an exclusive close in Bramerton, this property offers a perfect mix of an older style of build, yet modern luxuries and lower maintenance than a period home.

Despite being built in 2016, the current vendors have spent circa £165,000 in creating a true and unique lifestyle home. This property comes with its own private field to rear measuring circa 1/3 of an acre, and a private view of an attractive tree line, offering peace and tranquillity, plus ensuring nobody can build on the field you own.

With parking for eight vehicles, a detached double garage and air-source heating, this home is the perfect blend of luxury, privacy, and convenience, with additional high-end amenities available for negotiation.

The Location

Located at Church Farm Close, Bramerton, this prestigious home offers a rare opportunity to live in a serene, private setting while being close to the Norfolk Broads. The property's location provides easy access to the water, perfect for launching a kayak and exploring the meandering Broads, renowned for their scenic landscapes and diverse wildlife. Within walking distance, you can enjoy the riverside walks to the water's edge or take in the charm of Bramerton's countryside. The nearby village is also home to a popular gastro pub, offering a welcoming atmosphere and fine dining, further enhancing the prime lifestyle this location affords. Plus, you're just a short drive from the bustling city of Norwich, making this an ideal setting that balances both seclusion and convenience.

Church Farm Close

The property has been transformed inside, with an upgraded kitchen that boasts Granite worktops, an integrated wine cooler and dishwasher, industrial doors, contemporary bathrooms including a Lusso 4 person stone bath weighing 150kg, lighted mirrors and modern finishes. The first floor has a king-sized master bedroom with its own dressing room and en-suite, and the further bedrooms are doubles+, two with their own en-suite, making there 4 bathrooms upstairs for a growing family or guests.

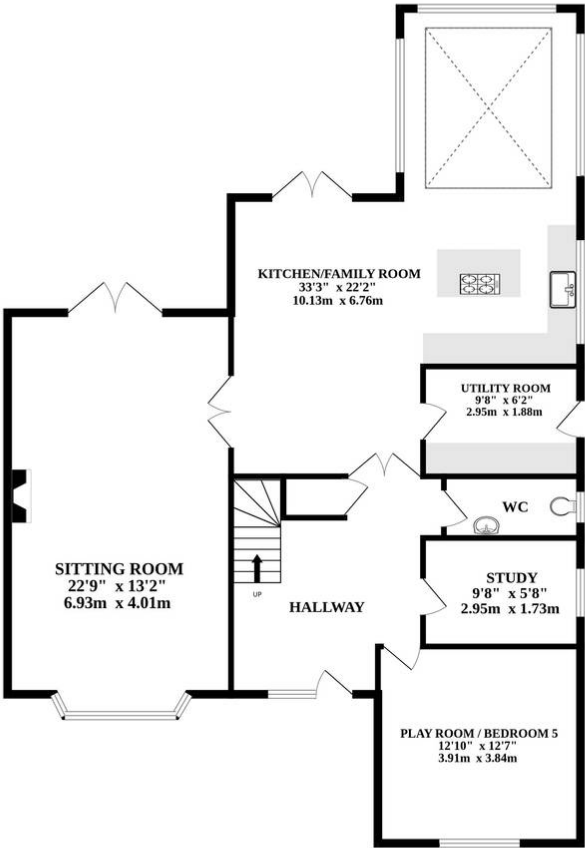
Whilst the interior is impressive, the rear garden is the home's showstopper. With a professionally designed and



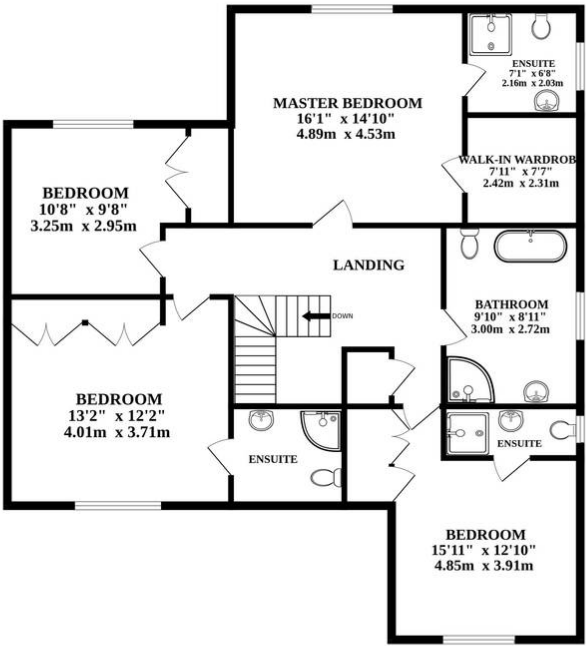
Brady.

Air Source Heat Pump

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.

