



21 Long Road, Framingham Earl
£1,300,000

21 Long Road

Framingham Earl, Norwich

Leading up the sweeping, tree-lined driveway, you will be welcomed by the magnificent Brook House, an embodiment of modern luxury. Designed with the dynamics of family living in mind, this exceptional home features an expansive open-plan layout, private rooms for a cosier feel, plenty of bedroom space, four bathrooms and a private plot sat on approximately 1.3 acres (stms).

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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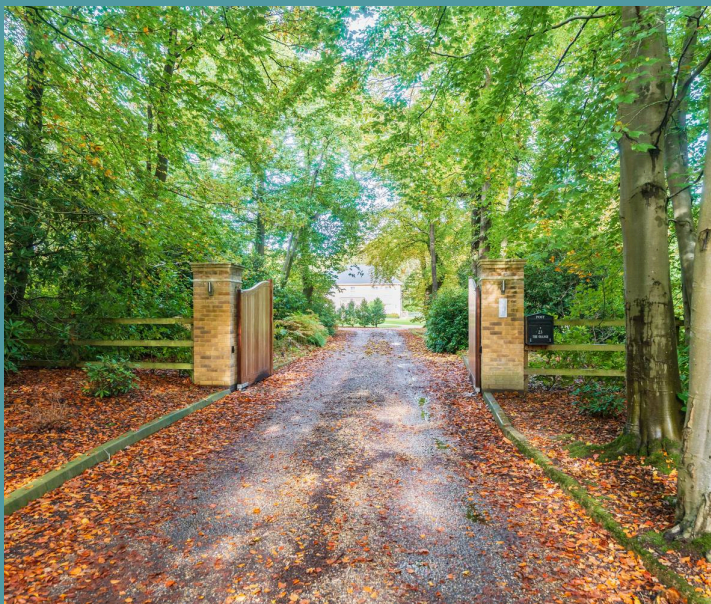
The Surrounding Area...

Framingham Earl, located just outside the bustling city of Norwich, offers a unique blend of peaceful countryside living with excellent connectivity to urban amenities. Despite this seclusion, Framingham remains remarkably well-connected, with the local shops just a short walk away for everyday conveniences. For those wishing to explore Norwich's vibrant city centre, a quick 12-minute drive brings you to the heart of the city, where you can enjoy a variety of cultural, dining, and shopping experiences.

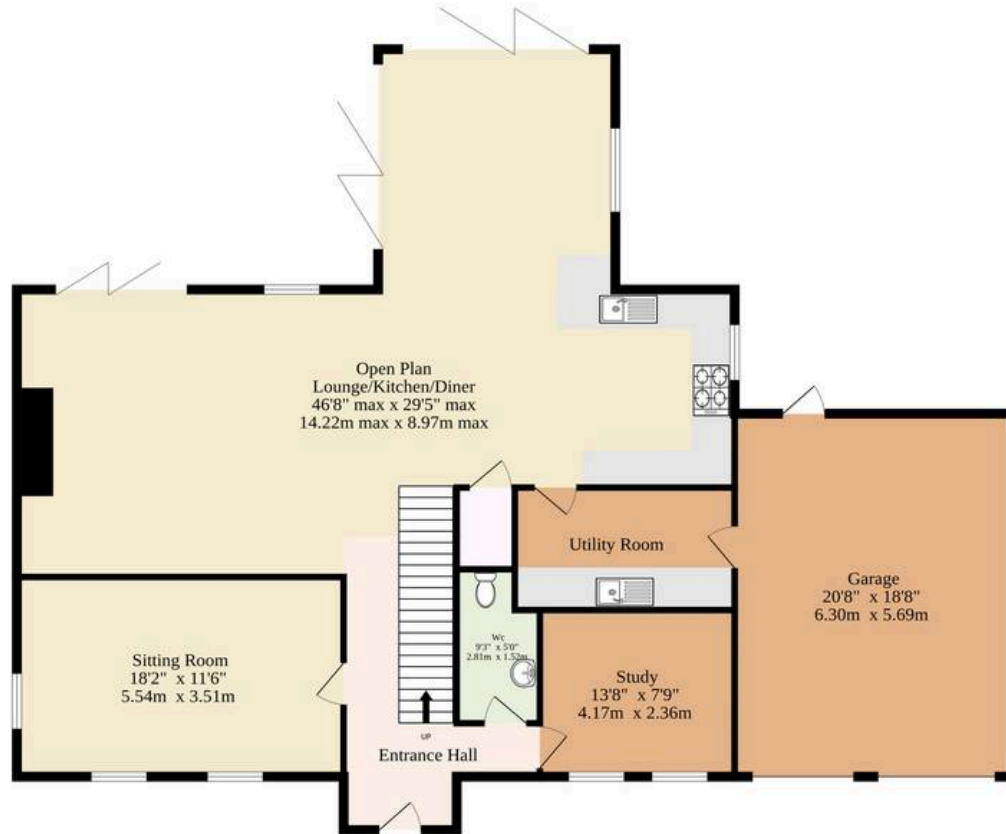
What truly sets this location apart is its accessibility to the great outdoors. The area boasts a wealth of scenic country walks right from the doorstep, making it an ideal choice for nature lovers and outdoor enthusiasts. Whether you enjoy strolls, more vigorous hikes, or simply spending time in the open air, the surrounding countryside offers a variety of routes to suit all tastes.

Inside Brook House...

Brook House is a feat of bespoke design. The interiors are enhanced by a sophisticated digital lighting system, thoughtful 5-amp lighting sockets,



Ground Floor
1785 sq.ft. (165.8 sq.m.) approx.



1st Floor
1566 sq.ft. (145.5 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 3351 sq.ft. (311.3 sq.m.) approx.

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.

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