



6 Hillside, Barnham Broom - NR9 4DF

OIRO- £275,000 Freehold

Situated in a quiet cul-de-sac, this attractive three-bedroom semi-detached home offers a village lifestyle surrounded by open countryside with easy access to Norwich. Inside, it features two double bedrooms with built-in storage, a spacious lounge filled with natural light, and a kitchen with integrated appliances. The modern shower room is neatly finished, and the third bedroom provides a flexible space for guests or a home office. Outside, the enclosed corner plot garden is spacious, private, and filled with mature planting along with a patio area for outdoor seating. A large driveway and single garage provide ample off-road parking, making this an ideal choice for families, professionals, retirees, or anyone seeking comfort and convenience in a well-connected village setting.

Location

Hillside in Barnham Broom enjoys a quiet, elevated setting within this popular and well-served village, surrounded by open countryside yet just a short drive from Norwich. The village itself offers a range of amenities, including a shop, post office, primary school, and two pubs, along with the renowned Barnham Broom Hotel and Golf Club. There are good transport links nearby, with easy access to the A47 and regular bus services into the city. A network of peaceful lanes and public footpaths makes the area ideal for walking and cycling. This location suits those seeking rural surroundings with the benefit of convenient local services and a strong sense of community.

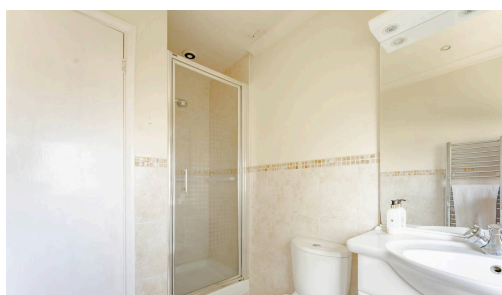


Agents notes

We understand that the property will be sold freehold, connected to main services, including water, electricity, and drainage.

Heating system- Oil Central Heating

Council Tax Band- B



Hillside, Barnham Broom

Step into the entrance hallway where you'll find a convenient built-in storage cupboard, ideal for coats and shoes. The wood-effect flooring creates a welcoming first impression and continues the sense of flow into the living areas.

The spacious and light-filled lounge is a relaxing space with soft carpet underfoot, pendant lighting overhead, and ample room for sofas and furnishings. French doors open directly onto the rear garden, allowing natural light to pour in and creating a smooth link between indoor and outdoor living.

Continue through to the neatly fitted kitchen, which offers a smart layout with a range of wall and base units, generous worktop space, and a stylish tiled splashback. Practical tiled flooring makes cleaning easy, while integrated appliances include an oven and hob. There is also plumbing for a washing machine and a door leading outside for added convenience.

Upstairs, you'll find three well-proportioned bedrooms. Two are generous doubles, each benefiting from built-in storage cupboards, while the third offers versatility and would work well as a child's room, guest room, or study. All bedrooms enjoy natural light and are fitted with comfortable carpet flooring.

The modern family shower room is thoughtfully finished with partially tiled walls, a sleek glass shower cubicle, WC, and a wash basin with storage below. A light-up mirror completes the space with a stylish and practical touch.

Outside, the home sits on a generous enclosed corner plot garden that offers both space and seclusion. There's a patio for outdoor seating, shingled areas for easy maintenance, and a wide variety of mature plants and established borders that bring seasonal colour and natural interest. The garden is not overlooked and provides a quiet, private setting to enjoy throughout the year.

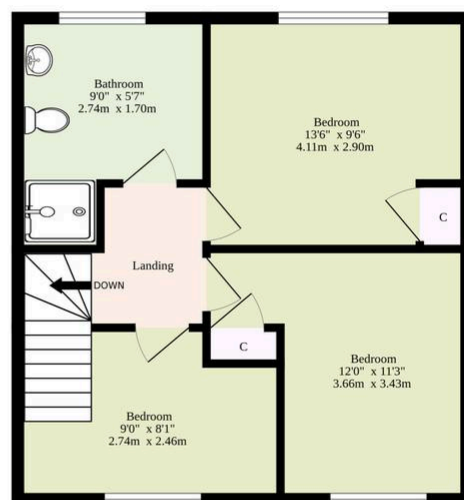
To the front, a large shingled driveway provides ample off-road parking for multiple vehicles and leads to a single garage, ideal for additional storage, workshop use, or secure parking.



Ground Floor
517 sq.ft. (48.0 sq.m.) approx.



1st Floor
408 sq.ft. (37.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 947sq.ft. (88.0 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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