



2 The Green, Surlingham

Norwich



Minors & Brady

## 2 The Green

Surlingham, Norwich

This fully rebuilt and renovated detached bungalow offers a complete transformation, creating a modern and well-finished home within the village of Surlingham. Ready to move straight into, the property combines a clean, contemporary finish with a practical single-level layout, making it well-suited to a range of buyers. With underfloor heating throughout, a landscaped garden, and extensive parking including a carport, the home has been designed to support both comfort and everyday convenience. The thoughtful redesign has created a cohesive and easy-flowing layout, with a strong emphasis on light, space, and functionality.

Its position within a well-regarded village setting further enhances the appeal, offering a quieter environment while remaining accessible to surrounding areas.



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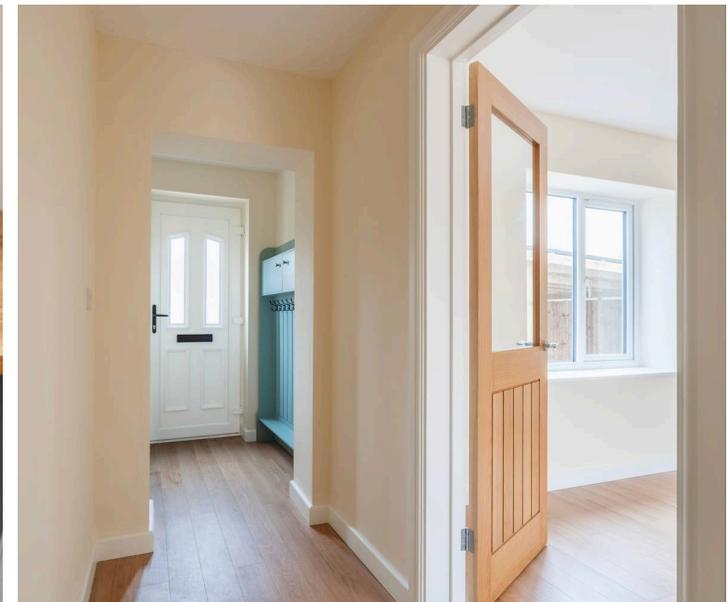
- Fully rebuilt and renovated detached bungalow finished to a high standard throughout
- Dual aspect sitting room offering a bright and comfortable living space
- Modern kitchen fitted with bespoke units and solid wood work surfaces, with doors opening to the garden
- Three well proportioned bedrooms arranged off a central hallway
- Contemporary shower room with walk in shower and rainfall fittings
- Underfloor heating throughout the property
- Landscaped and enclosed rear garden with patio and lawn
- Generous driveway with parking for up to six vehicles, including a car port
- Non overlooked setting offering a good degree of privacy
- Positioned within the village of Surlingham, offering access to countryside walks and nearby amenities

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G



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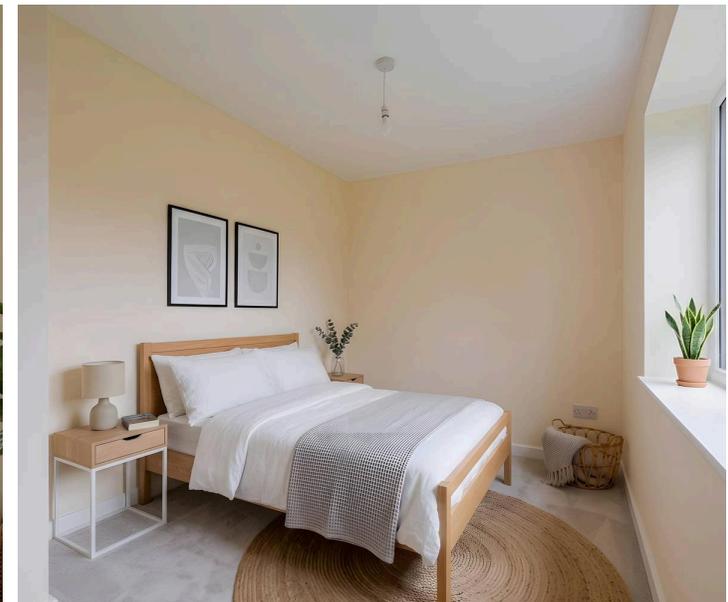
### Location

Situated in the sought-after village of Surlingham, this location offers a peaceful rural setting with a strong community feel, while remaining well connected to nearby amenities. The village is known for its surrounding countryside and access to the Norfolk Broads, with nearby walking routes, open fields, and riverside pubs providing plenty of outdoor appeal. Everyday essentials can be found in neighbouring villages, while the historic city of Norwich is within easy reach, offering a wide range of shopping, dining, schooling, and transport links, including a mainline rail service to London. The area is particularly popular with those who enjoy outdoor pursuits, with opportunities for boating, cycling, and nature walks close by. Despite its village setting, there is convenient access to main road links, making commuting and travel to surrounding towns straightforward.

### The Green

Stepping inside through the entrance porch, the hallway provides a welcoming and functional space, enhanced by bespoke carpentry. From here, you are lead through to the main living areas and bedroom accommodation, creating a clear and easy flow throughout the property.

The sitting room is positioned centrally and benefits from a dual aspect, allowing natural light to fill the space from both the front and rear. This creates a bright and comfortable setting, well suited to both relaxing and social use.



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The kitchen sits adjacent and has been fitted with a bespoke range of units complemented by solid wood work surfaces. There is space for a range style cooker with extractor above, along with further space for appliances including a fridge freezer, washing machine, and dishwasher. A ceramic butler sink is set within the worktop, while French doors open directly onto the rear garden, creating an easy connection to the outside.

The property offers three bedrooms, all accessed from the hallway and finished with a neutral décor. These are served by a contemporary shower room, fitted with a walk in double shower featuring rainfall fittings, along with a hand wash basin and WC, all finished with modern tiling.

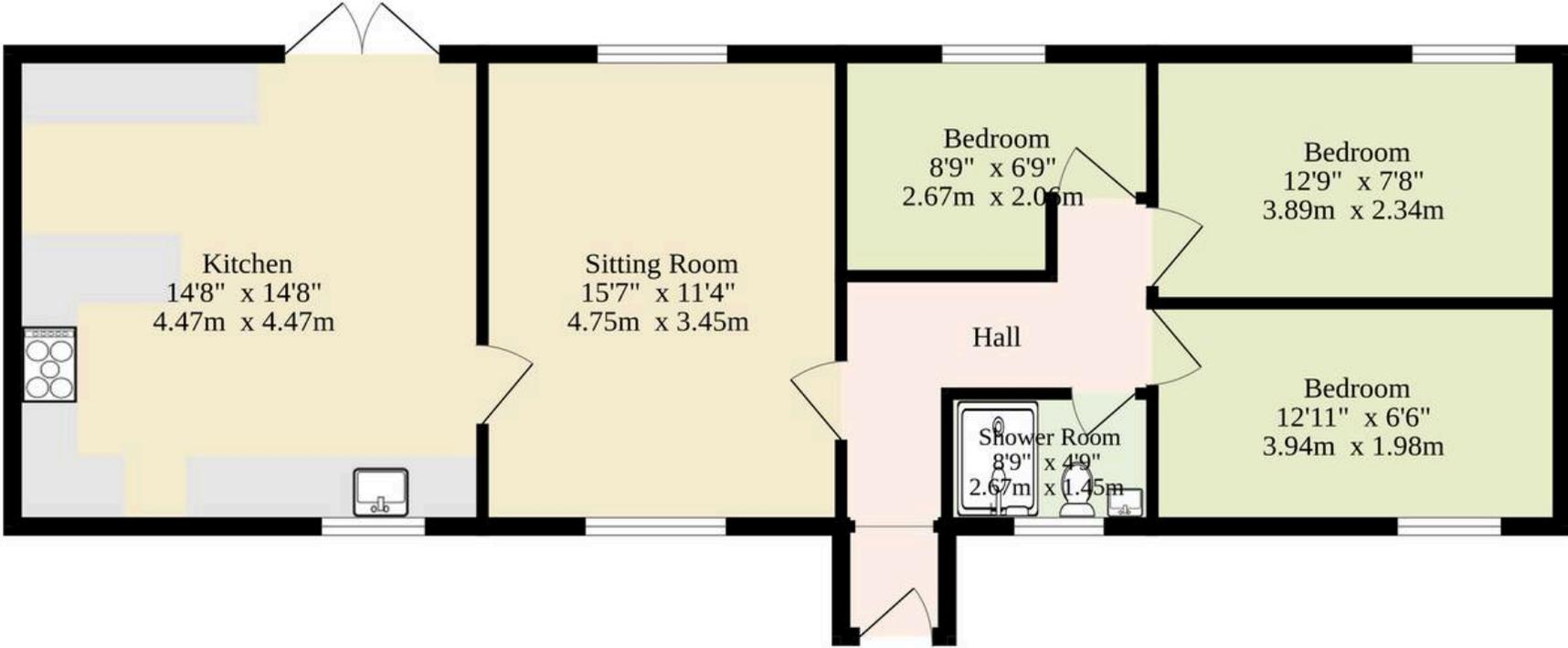
Externally, the rear garden has been landscaped to provide a low maintenance yet usable outdoor space, with a large porcelain tiled patio area leading onto a lawn with planted borders. The garden is enclosed and offers a good degree of privacy, with gated side access and external power and lighting. To the front, a shingle driveway provides generous off road parking and turning space for multiple vehicles, with the added benefit of a car port offering covered parking.

### Agents Notes

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



**Ground Floor**  
**732 sq.ft. (68.0 sq.m.) approx.**



**TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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Meet *Tristan*  
Senior Property Lister

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