



39 Oaklands, Framingham Earl

Minors & Brady



39 Oaklands

Framingham Earl, Norwich

Set back from the road behind a gated shingle driveway, this substantial detached bungalow occupies a generous and private plot within the highly desirable village of Framingham Earl. Offering flexible and spacious accommodation, the property has been thoughtfully adapted over the years to create a versatile home that can easily cater to growing families, those seeking predominantly single-level living, or buyers working from home.

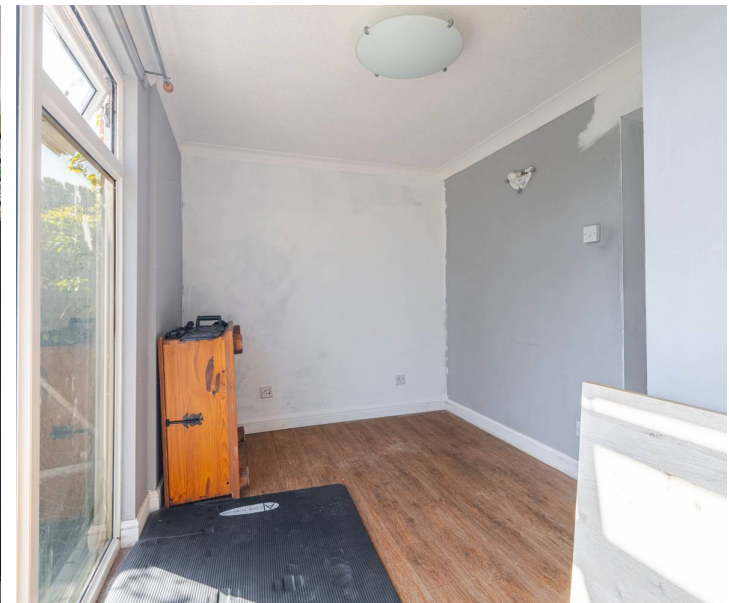
With mature gardens surrounding the property, ample off-road parking, an integral garage and excellent potential to further adapt if desired, this is a home that offers both immediate comfort and long-term versatility.



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Framingham Earl, Norwich

- Spacious detached bungalow set on a generous and private plot within a sought after village location
- Bright dual aspect sitting and dining room featuring a fireplace, air conditioning and patio doors to the rear garden
- Well appointed kitchen with breakfast bar, adjoining utility area and access to the integral garage
- Flexible accommodation offering three double bedrooms, with additional study and gym spaces ideal for home working or multi generational living
- Ground floor family bathroom serving the principal living accommodation, perfect for convenient single level living
- Beautifully enclosed rear garden with lawn, patio, decked seating areas and an abundance of mature trees, shrubs and planting
- Peacefully set back from the road in the desirable village of Framingham Earl, close to local amenities and Norwich
- A wonderful family home combining generous living space, adaptable accommodation and established outdoor surroundings





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Location

Situated within the sought-after village of Framingham Earl, Oaklands enjoys a convenient setting just south of Norwich, combining a peaceful village atmosphere with excellent everyday amenities close by. The neighbouring village of Poringland is within easy walking distance and offers a wide range of facilities including supermarkets, independent shops, cafés, healthcare services, and well regarded schools. Regular bus services and nearby road links provide straightforward access to Norwich city centre and the surrounding area.

The surrounding countryside offers an abundance of scenic walking routes and open green spaces, while the nearby Yare Valley provides further opportunities for outdoor recreation. Norwich is only a short drive away, offering an extensive selection of shopping, dining, entertainment, and cultural attractions, making this an ideal location for those seeking village living without compromising on convenience.



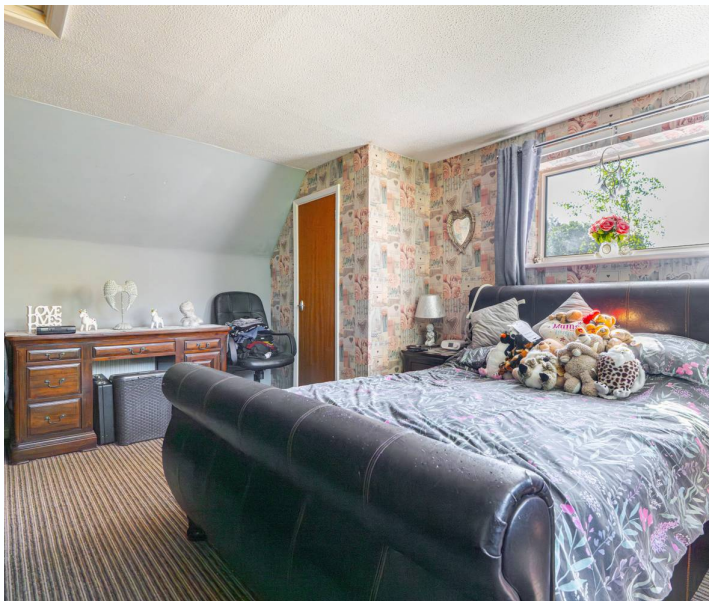
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Stepping inside, the entrance hall provides access to the principal accommodation. The impressive dual-aspect sitting and dining room is flooded with natural light, featuring a characterful fireplace, air conditioning for year-round comfort, and sliding patio doors opening directly onto the rear garden, creating an effortless connection between the indoor and outdoor spaces. The adjoining fitted kitchen is well equipped with a range of storage units, integrated cooking appliances and a breakfast bar, while an adjacent utility area provides additional practicality and internal access to the garage. The accommodation is incredibly flexible, with a ground floor bedroom positioned alongside the family bathroom, making single level living an attractive option. Beyond the kitchen, an inner hallway leads to a further study or bedroom, which opens into an additional gym or office space, presenting an ideal arrangement for those working from home, running a business or accommodating guests.



Upstairs, the first floor continues to impress with two exceptionally generous double bedrooms, both benefiting from dual aspect windows, built in storage and an abundance of natural light. The adaptable layout throughout the home allows buyers to tailor the accommodation to suit their individual lifestyle, whether that be creating additional bedrooms, hobby rooms or dedicated workspaces.

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Outside, the property enjoys beautifully established gardens that provide a wonderful sense of privacy. The rear garden is predominantly laid to lawn with a paved patio extending from the sitting room, alongside a decked seating area that offers the perfect spot for entertaining or relaxing. Mature trees, shrubs and planting create an attractive backdrop throughout the seasons, while gated side access leads back to the front.

The gated shingle driveway provides extensive off road parking and turning space, with access to the integral garage, making this a practical and appealing home in one of South Norfolk's most sought after village locations.

Agents Notes

Freehold, connected to all main services.

Council tax band - TBC



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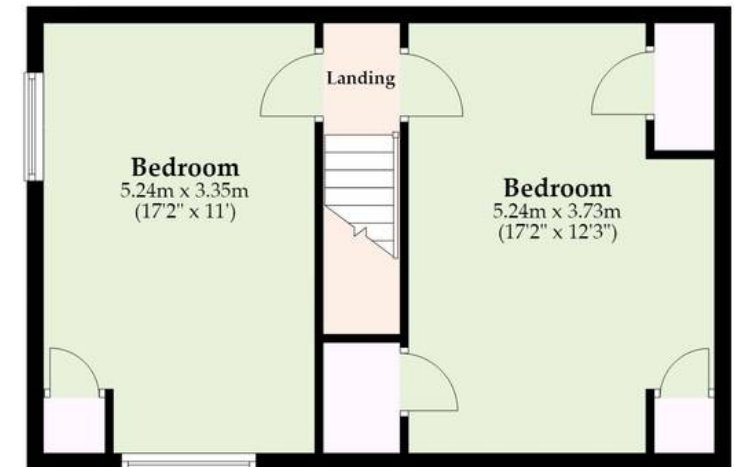
Ground Floor

Approx. 85.6 sq. metres (921.4 sq. feet)
(excluding unnamed room, Bathroom, Hall)



First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)
(excluding Landing)



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Total area: approx. 124.2 sq. metres (1336.8 sq. feet)

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.

Plan produced using PlanUp.

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 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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