



The Willows Cherry Lane, Browston

Guide Price £950,000

Minors & Brady

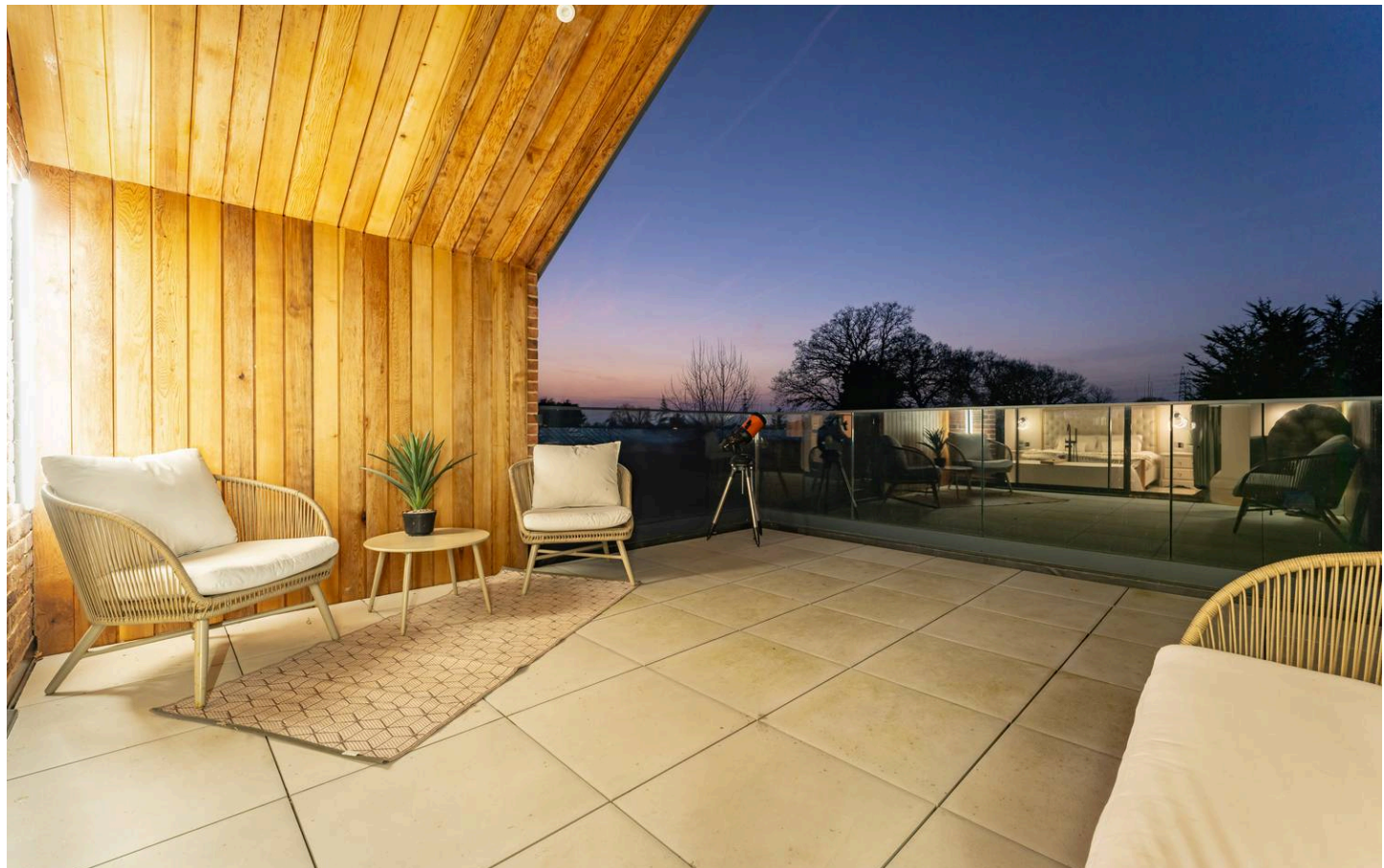


The Willows Cherry Lane

Browston, Great Yarmouth

Guide Price £950,000-£1,000,000. Tucked away behind secure electric gates, this beautifully renovated five double bedroom home sits on approximately 3.5 acres (STMS) of land, offering the perfect balance of privacy, space, and just under 4,000 sqft of modern living. Every detail has been carefully considered, with high-end finishes and a layout designed for family life and entertaining.

- Guide Price £950,000-£1,000,000
- Just under 4,000 sqft of beautifully designed interiors with high-end finishes
- Electric gates provide privacy and security, accessible via phone or code entry
- Featuring Quartz worktops, Caple appliances, two ovens, and a built-in coffee machine
- Five stylish double bedrooms, Lusso bathrooms with underfloor heating and a spa-like primary ensuite
- The primary suite boasts a walk-in dressing room and a balcony overlooking the garden
- A hidden office for work-from-home convenience and a dedicated playroom with sliding doors
- Landscaped gardens stretching over 3.5 acres (stms), paddock/grazing land, and a sunken trampoline for children
- A spacious triple garage plus a barn/workshop with an inspection pit for versatile use



M&B



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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



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Location

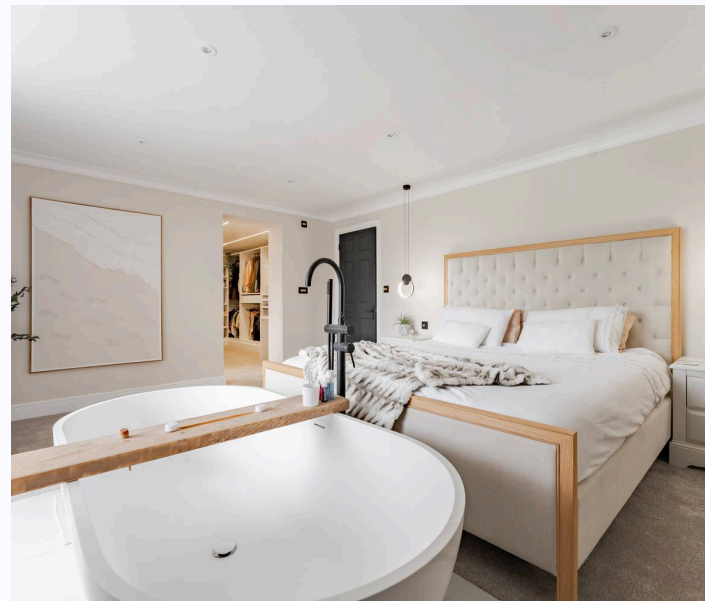
Browston is a peaceful village in the Norfolk countryside, offering rural tranquillity with convenient access to nearby towns and amenities. Surrounded by open fields and farmland, it provides a beautiful setting for countryside living while still being just a short drive from Gorleston (4 miles) and Great Yarmouth (6 miles), where you'll find a range of shops, restaurants, and leisure facilities.

For those who enjoy an active lifestyle. The coastline is within easy reach, with stunning beaches and scenic coastal walks just a stone's throw away. Transport links are excellent, with easy access to the A47 for connections to Norwich and beyond, while local schools and amenities make this a fantastic place for families.

With its community feel, idyllic surroundings, and excellent accessibility, Browston offers a peaceful countryside retreat with everything you need nearby.

The Property

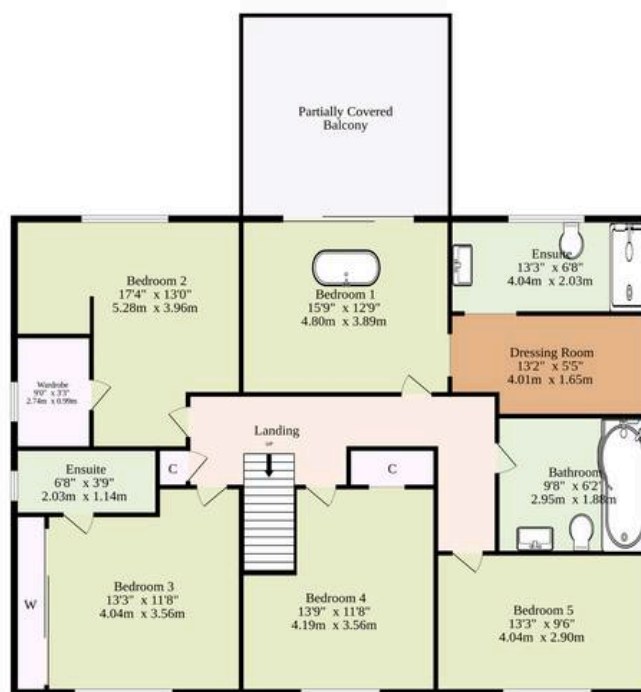
As you approach this exceptional five-bedroom home in the heart of Browston, the secure electric gates glide open with the simple dial of your phone via a call or code entry from your car — a slight but telling hint of the luxury that awaits.



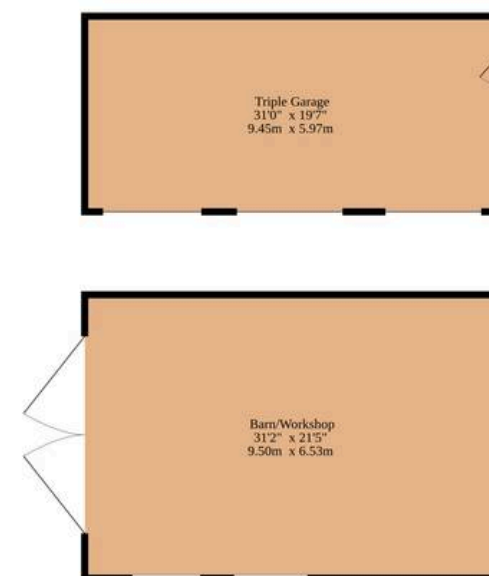
Ground Floor
1282 sq.ft. (119.1 sq.m.) approx.



1st Floor
1323 sq.ft. (122.9 sq.m.) approx.



Outbuildings
1282 sq.ft. (119.1 sq.m.) approx.



TOTAL FLOOR AREA : 3887 sq.ft. (361.1 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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