



17 Bramerton Lodge East Hill Lane, Bramerton

Offers In Excess Of £220,000 Freehold

Private, gated community with a swimming pool and tennis court! Introducing this exclusive one-bedroom, semi-detached bungalow in the sought-after village of Bramerton. Providing bright and airy interior, sizeable lounge with a wood burner, well-equipped kitchen, a private garden with flower beds and ample parking. Call the Norwich office for more information!

Bramerton is a small village south east of Norwich on the River Yare located in the county of Norfolk, Eastern England, five miles south-east of the major city of Norwich and 99 miles north-east of London. Bramerton falls within the district council of South Norfolk, under the county council of Norfolk. It is in the NR14 postcode district. The village has a riverside bar and restaurant, children's play area and a wooded hill, which is an important geological site.



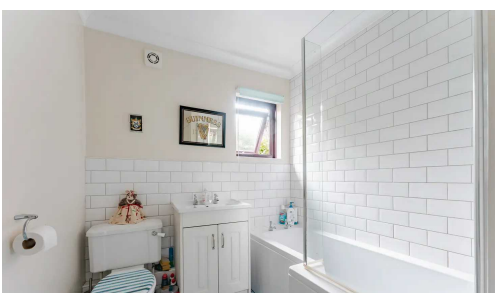
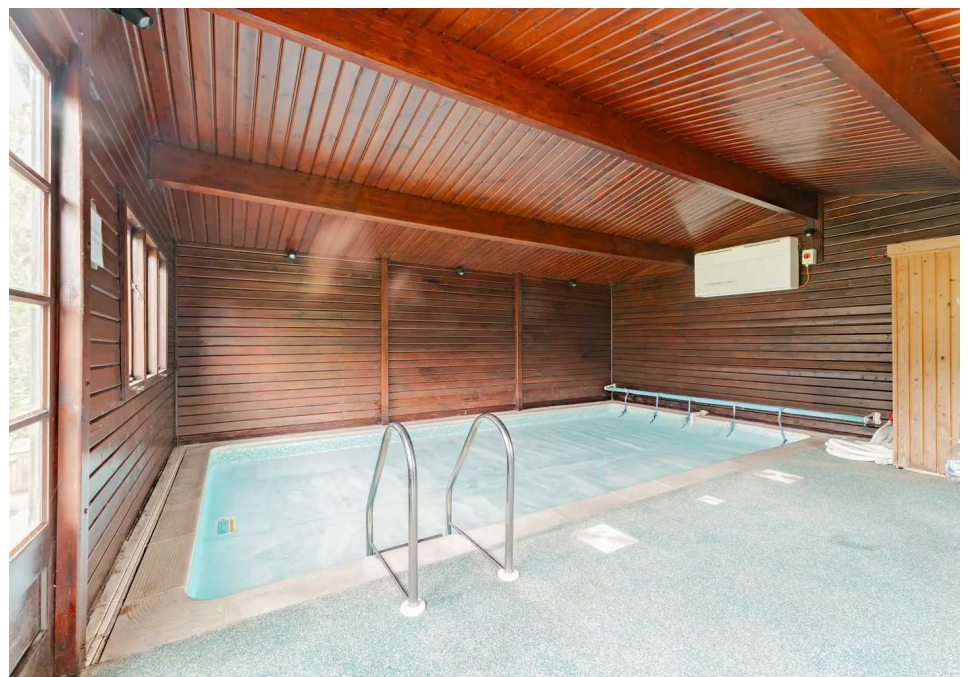
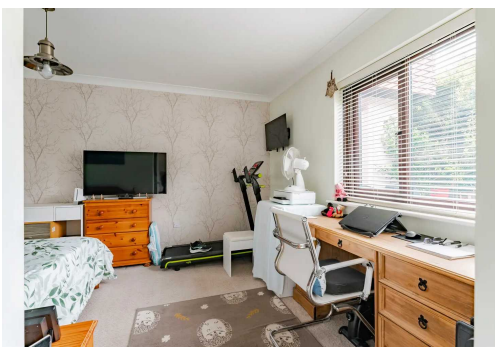
AGENTS NOTE

We understand the property will be sold freehold and connected to mains water, electricity and drainage.

The property benefits from new windows, doors and a new roof.

Council tax band - A.

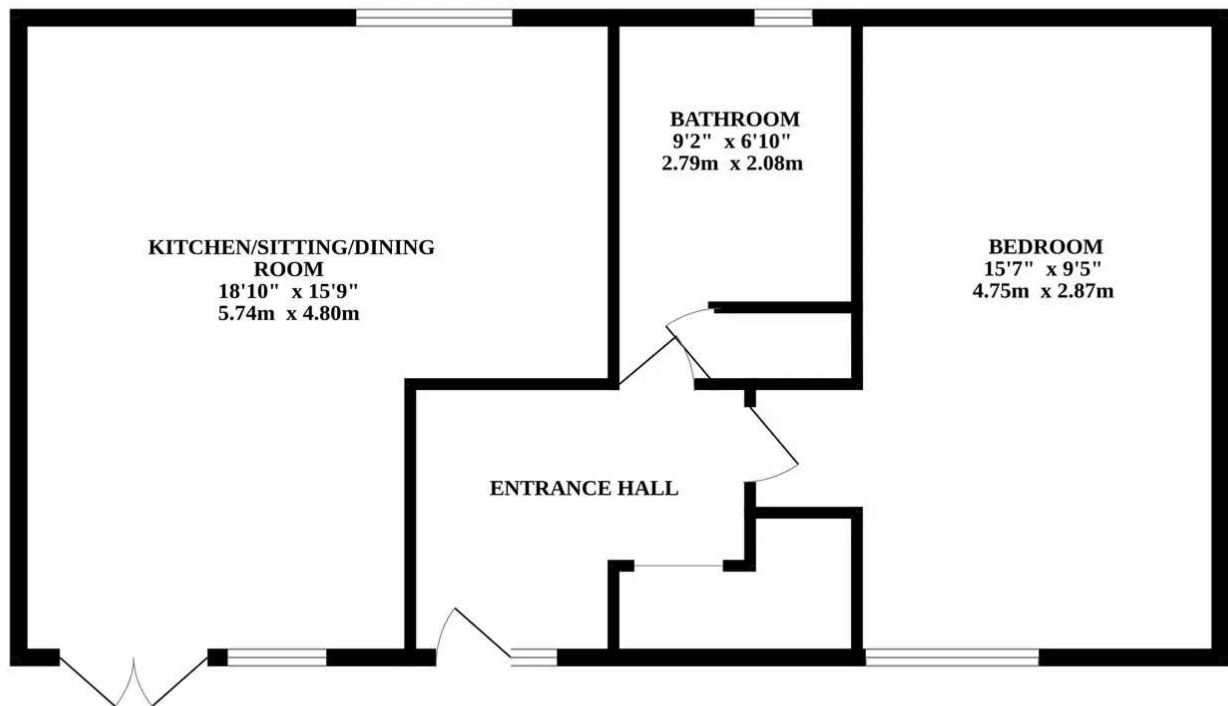
Maintenance fee - £77.50 P/A.



Nestled within a prestigious gated community boasting exclusive amenities including a swimming pool and tennis court, this one bedroom semi-detached bungalow offers an exceptional living experience. The property exudes comfort and style with French doors leading to a spacious sitting area and a charming feature wood burner creating a warm ambience. The well-designed layout includes a sizeable bathroom with a shower over the bath and a generously sized double bedroom. The well-equipped kitchen is a focal point, complete with an island for culinary enthusiasts.

Residents will appreciate the ample parking available on-site. Private gardens provide a tranquil retreat with an array of beautiful flower beds and mature shrubs, the perfect outdoor space to relax and unwind. Impeccably maintained and thoughtfully designed, this property presents a unique opportunity for those seeking a refined lifestyle within a vibrant community setting.





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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