



72 Norwich Road, Barnham Broom - £350,000



# 72 Norwich Road

## Barnham Broom, Norwich

Located in the peaceful village of Barnham Broom, this three-bedroom semi-detached home sits on a large plot with space to extend (STP). The open-plan living area creates a bright and welcoming space, complemented by a well-equipped kitchen and a downstairs bathroom for added convenience. Upstairs, three spacious double bedrooms provide comfortable accommodation.

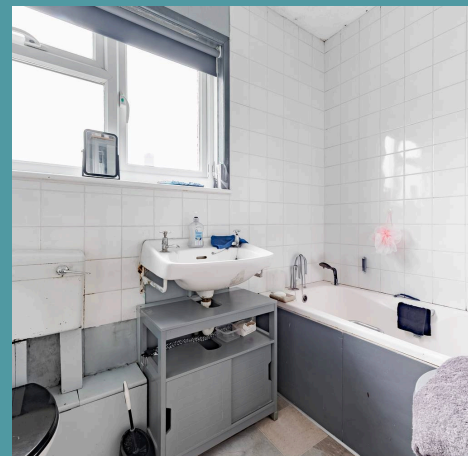
Outside, the expansive rear garden offers stunning field views, a lush lawn, and ample parking. With oil central heating and easy access to Norwich, Wymondham, and Dereham, this home is ideal for those looking for space and convenience in a village setting.

### Location

Set in the Norfolk countryside, Barnham Broom offers a quiet village lifestyle while being within easy reach of Norwich, Wymondham, and Dereham. The village has a local shop, primary school, and two traditional pubs, creating a friendly and welcoming community.

Surrounded by open fields and scenic walking routes, it's ideal for those who enjoy the outdoors. The well-known Barnham Broom Golf & Country Club provides a spa, gym, and two championship golf courses for leisure and relaxation.

With regular transport links and easy access to the A47, Barnham Broom is a great choice for those looking for a rural setting with everyday essentials close by.







## 72 Norwich Road

Barnham Broom, Norwich

Set on a large plot with space to extend (STP), this charming three-bedroom semi-detached home offers a fantastic opportunity for those looking for both space and potential.

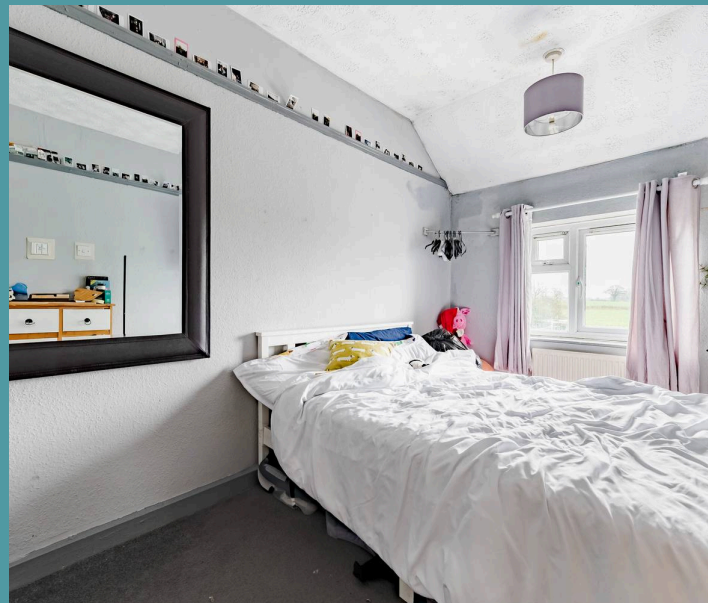
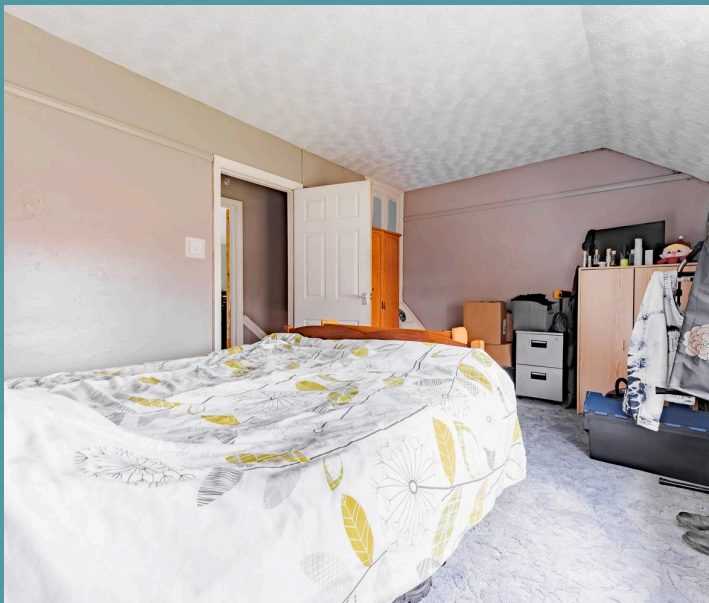
Inside, the open-plan living area creates a light and airy feel, perfect for modern family life. The kitchen provides ample worktop space, making meal preparation effortless, while the downstairs bathroom adds extra convenience. Upstairs, three generous double bedrooms offer comfortable accommodation for a growing family or guests.

Outside, the expansive rear garden is a real highlight, with a lush lawn and plenty of parking for multiple vehicles. The property enjoys beautiful field views, providing a peaceful and scenic setting. With oil central heating ensuring warmth throughout, this home is both practical and inviting.

Situated in a prime location between Wymondham, Norwich, and Dereham, this home benefits from excellent transport links while still offering the tranquillity of rural living.

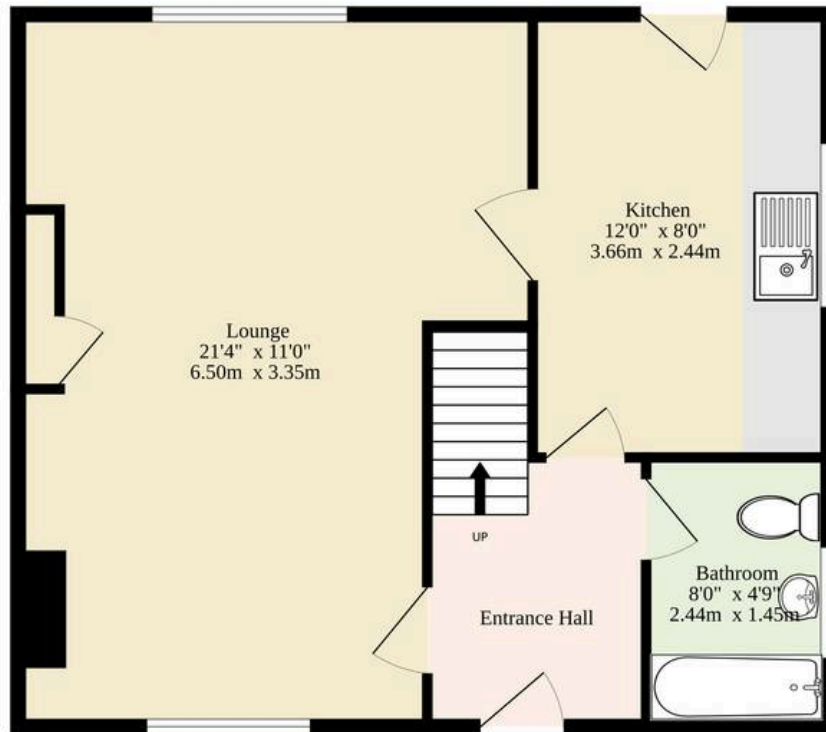
### Agents Note

We understand the property will be sold freehold, connected to all services with oil central heating (no gas available).

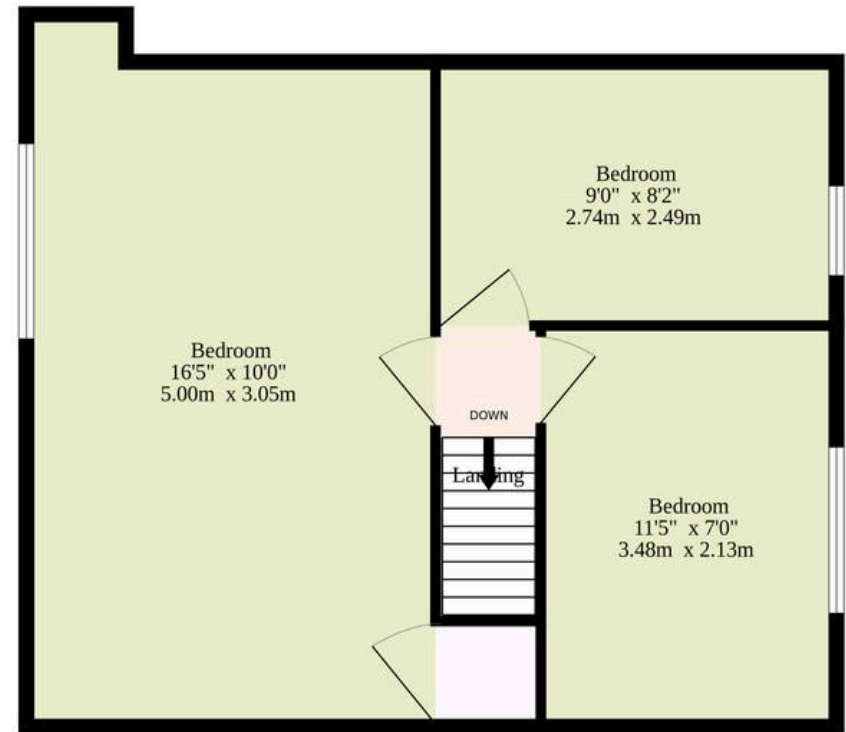




**Ground Floor**  
395 sq.ft. (36.7 sq.m.) approx.



**1st Floor**  
340 sq.ft. (31.6 sq.m.) approx.



**TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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