

# propertyladder



## Church Farm Close, Bramerton, NR14

A Stunning Modern Detached Home With Four Generous Bedrooms!

**GUIDE PRICE £795,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A RARE SLICE OF MODERN BRAMERTON LUXURY!

The sitting room is an elegant and inviting space, perfect for cosy evenings in the winter yet equally suited to summer living thanks to doors opening onto the garden. At the heart of the home lies a spectacular kitchen, dining and family space designed with modern family life and entertaining firmly in mind. This expansive open-plan area is beautifully finished with contemporary cabinetry and a large central island, providing both practicality and a natural gathering point for family and friends. Flooded with natural light and enjoying lovely views over the garden, it is a space where everyday life effortlessly blends with special occasions. Upstairs, the gallery landing leads to four generously sized bedrooms, creating comfortable accommodation for both family and guests. The principal bedroom is a luxurious retreat, complete with a stylish en-suite and a walk-in wardrobe. Two further bedrooms also enjoy the convenience of their own en-suite facilities, while a beautifully appointed family bathroom serves the remaining bedroom.



*“space for outdoor dining, entertaining and relaxing”*



## Overview

- Stunning Open-Plan Kitchen, Dining And Family Space
- Elegant Sitting Room With Garden Access
- Four Generous Double Bedrooms
- Principal Bedroom With En-Suite And Walk-In Wardrobe
- Two Further Bedrooms With En-Suite Shower Rooms
- Study Ideal For Home Working
- Landscaped Gardens With Excellent Privacy
- Detached Double Garage And Generous Driveway Parking





## Location

Bramerton is widely regarded as one of the most desirable villages on the outskirts of Norwich. Nestled alongside the beautiful River Yare and surrounded by rolling countryside, the village offers a truly enviable lifestyle combining peaceful rural living with excellent convenience.

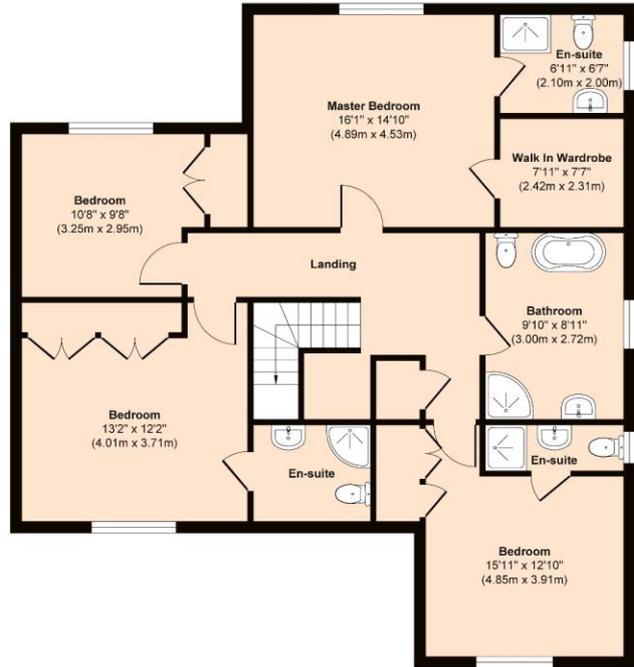
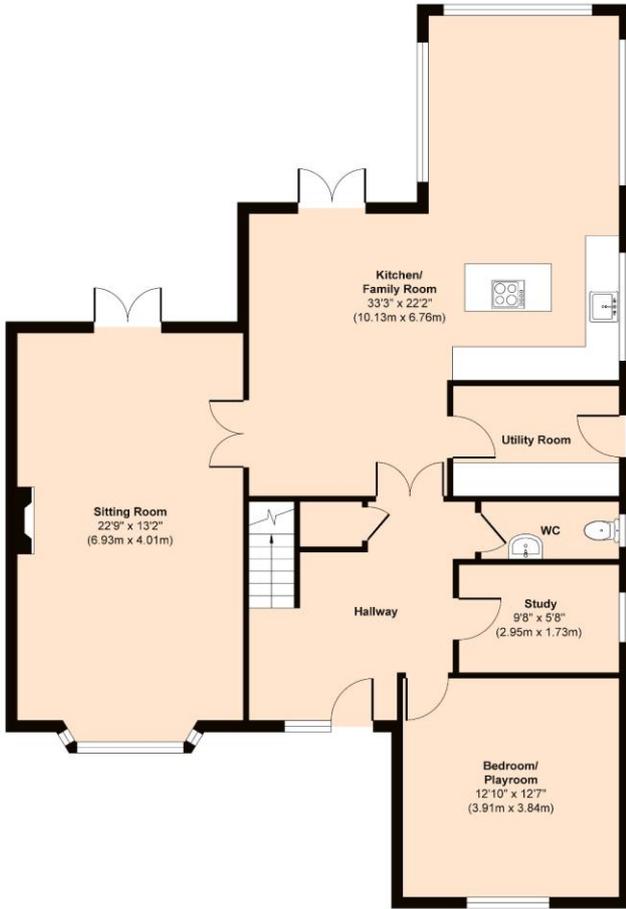
The area is famous for its scenic riverside walks and cycle routes, many of which connect with the wider Norfolk Broads network. Food lovers are particularly well served, with a number of well-known pubs and restaurants close by including the popular Waters Edge at Bramerton and Coldham Hall just along the river at Surlingham.



## Outside

Outside, the gardens provide a wonderful extension of the living space. Thoughtfully landscaped and enjoying a high degree of privacy, the grounds offer plenty of space for outdoor dining, entertaining and relaxing in the warmer months. The driveway provides ample parking and leads to a detached double garage.

# Church Farm Close, Bramerton, NR14 7FD



Ground Floor  
Approximate Floor Area  
1312 sq. ft  
(121.90 sq. m)

First Floor  
Approximate Floor Area  
924 sq. ft  
(85.80 sq. m)

**Approx. Gross Internal Floor Area 2236 sq. ft / 207.70 sq. m**

Produced by Elements Property



## FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

## COUNCIL TAX BAND: F

**LOCAL AUTHORITY:** SOUTH NORFOLK COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

**BRITISH PROPERTY AWARDS 2025**  
**GOLD WINNER**  
ESTATE AGENT IN NORWICH (NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.