



Bridge Road, Bunwell, Norwich, NR16 1SX
Guide Price £350,000



Offered with NO ONWARD CHAIN, two bedroom barn converted in 2023 to a high specification and nestled in the beautiful Norfolk countryside.

Bridge Road, Bunwell

Key Features

- Complete conversion of barn in 2023
- No onward chain
- Excellent lock up & leave property
- Offered furnished if required
- Far reaching countryside views
- Stunning location
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.

Enjoying a stunning individual position Brook Barn is found off a small lane surrounded by rural countryside and forms part of a terrace of four properties. Having undergone a complete conversion over the last 12 months the finish is of an extremely high standard and offers comfortable and stylish living within. The accommodation comprises of two double bedrooms with clever eaves wardrobe space, a first floor WC, a luxury four piece family bathroom, an open plan diner/sitting room with outstanding countryside views and a bespoke fitted kitchen. This is a truly unique and rare opportunity to acquire a wonderfully characterful home in a delightful location which provides the option to cater for many different life-style needs indeed, it would be ideal for a weekend retreat from the bustle of city life and is offered fully furnished if required.

Externally the property has off road parking to the front for two cars and further access via a five bar gate to the rear where there maybe potential for a carport (subject to the necessary planning consents). The delightful gardens to the rear of the property enjoys a southerly aspect and far reaching countryside views over the Tas valley and to the front an enclosed garden offers a lovely space for al-fresco dining and entertaining.

The centre of the attractive village of Bunwell is approximately three miles away with facilities to include a general store/post office, schooling, fine church and village hall. The cathedral city of Norwich lies just some thirteen miles to the north whilst wider local amenities can be found seven miles to the south west in Attleborough and Wymondham.

The accommodation is as follows:

ENTRANCE HALL

Accessed via an attractive stable door with space for boot storage and hanging coats. Laminate wood effect flooring flows through the entire property and stairs rise to the first floor. Doors through to the bathroom and:-

KITCHEN

Fitted with a range of country style units with solid wood work surfaces over, integral dishwasher and washing machine, stainless steel range style oven (available by separate negotiation), space for fridge/freezer and a further bespoke larder a rea with lattice detailing. Openings give access to the:-



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SITTING ROOM

A delightful space to sit and read or converse with family and friends and with full length windows giving every opportunity to immerse yourself in the far reaching countryside views.

DINING ROOM

A pleasing area for dinner parties or a cosy meal for two with an opening giving access back to the kitchen.

BEDROOM ONE

A lovely light and airy room with velux roof light and south facing rear aspect window and a cleverly designed eaves wardrobe provides an excellent storage space.

BEDROOM TWO

Another lovely double bedroom again with eaves storage.

WC

Located off the first floor landing with toilet and wall hung hand wash basin.

SERVICES

Drainage: Private shared treatment plant

Heating Type: LPG Gas

EPC Rating: TBC

Council Tax Band: B

Tenure: Freehold

AGENTS NOTE

Please be advised that this property is offered to cash buyers only.

VIEWINGS

Strictly by appointment with Whittley Parish Estate Agents.

OUR REF: AT070



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