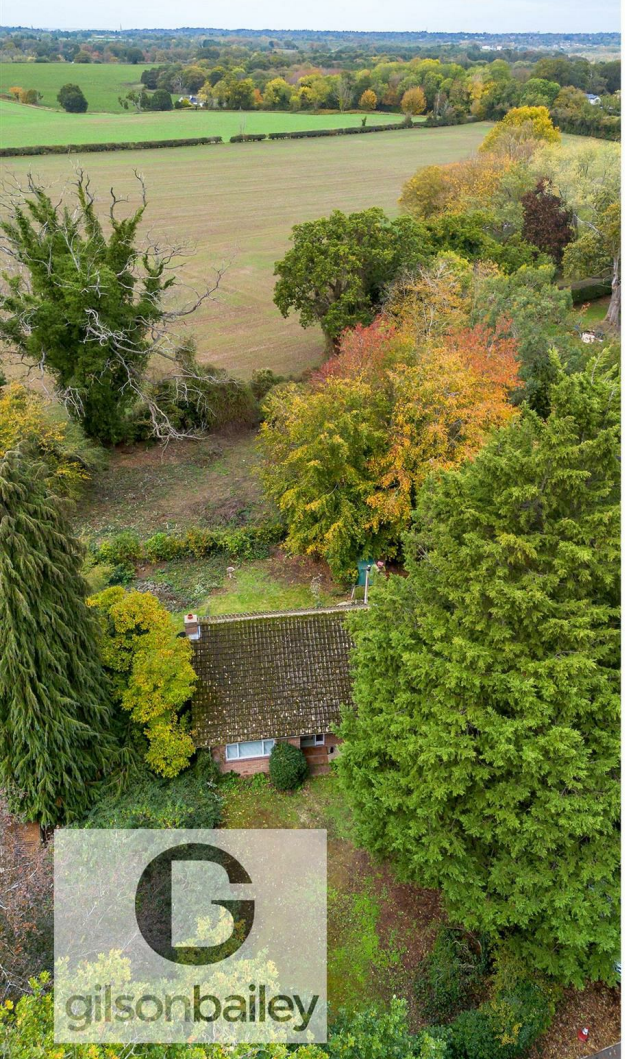
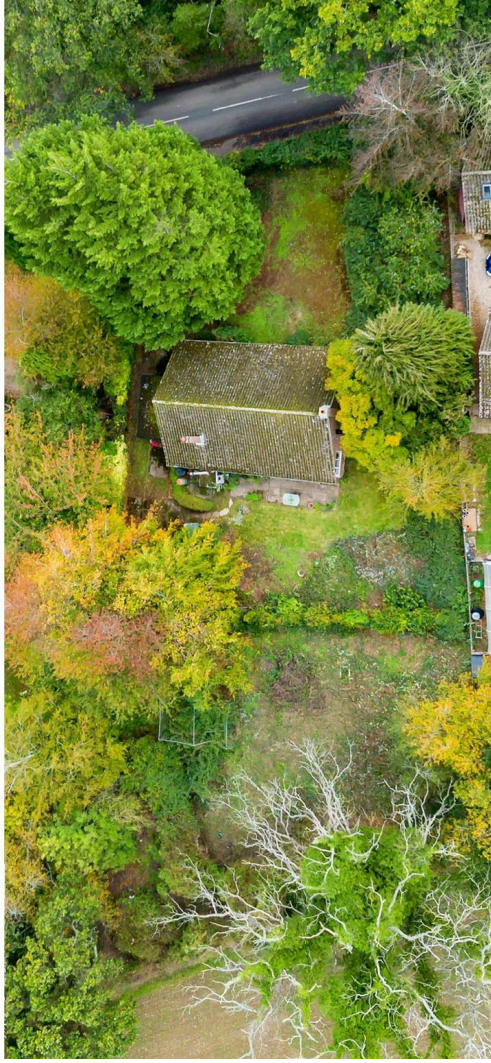






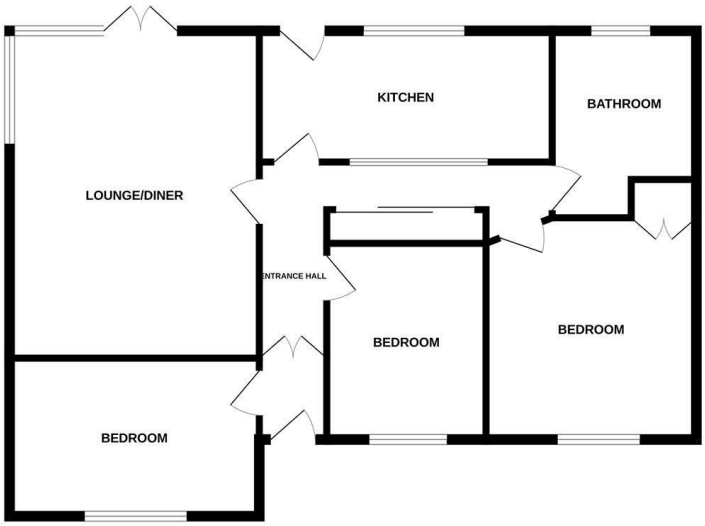

# Timbers Surlingham Road I Bramerton I Norwich

## Guide Price £400,000

**GUIDE PRICE £400,000 - £425,000 DETACHED BUNGALOW ON APPROXIMATELY 1/3 OF AN ACRE PLOT** Gilson Bailey are delighted to offer this three bedroom detached bungalow, occupying an impressive and substantial plot in the peaceful village of Bramerton, enjoying a wonderful countryside setting with the rear garden backing onto open fields. Offered with the significant advantage of no onward chain, this appealing property presents a fantastic opportunity for buyers looking to modernise and create their dream home in a desirable village location. The accommodation comprises a welcoming entrance hall, generous lounge/diner providing plenty of space for relaxing and entertaining, fitted kitchen, bathroom and three well-proportioned bedrooms, offering a practical and versatile layout all on one level. Outside is where the property really comes into its own, boasting a large front garden with off-road parking leading to a garage, while to the rear is an extensive, mature garden backing onto fields, providing a beautiful and private setting with an abundance of space for gardening, entertaining or simply enjoying the surrounding countryside. The generous plot also offers exciting potential for further extension, subject to the necessary planning permissions, allowing buyers to enhance the property to suit their individual requirements. Further benefits include newly installed oil heating and radiators and double glazing to the rear. Although requiring modernisation throughout, the combination of substantial gardens, countryside views, excellent potential and a tranquil Bramerton setting makes this chain-free bungalow a rare opportunity to create a truly special home, so be quick to book a viewing.

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GROUND FLOOR




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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## Location
Bramerton is a picturesque riverside village situated approximately five miles south-east of Norwich, enjoying a peaceful position surrounded by open countryside and the River Yare. The village has a charming rural character, with a mix of traditional properties, mature greenery and beautiful surrounding landscapes, whilst its riverside setting provides a wonderful backdrop for enjoying the outdoors. The village is ideally placed for those looking to enjoy the tranquillity of the Norfolk countryside whilst remaining within easy reach of the city.

## Accommodation Comprises
Front door to:

## Entrance Hall
Doors to all rooms.

## Lounge/Diner 18'3" x 13'11"

## Kitchen 16'4" x 7'7"

## Bathroom 8'11" x 7'11"

## Bedroom One 14'11" x 11'11"

## Bedroom Two 13'11" x 8'9"

## Bedroom Three 10'11" x 8'10"

## Outside
Large gardens to the front and rear, ample off road parking and a garage.

## Local Authority
South Norfolk Council, Tax Band D.

## Tenure
Freehold

## Utilities
Cable broadband.
Mains water and electric.
Oil heating.

## Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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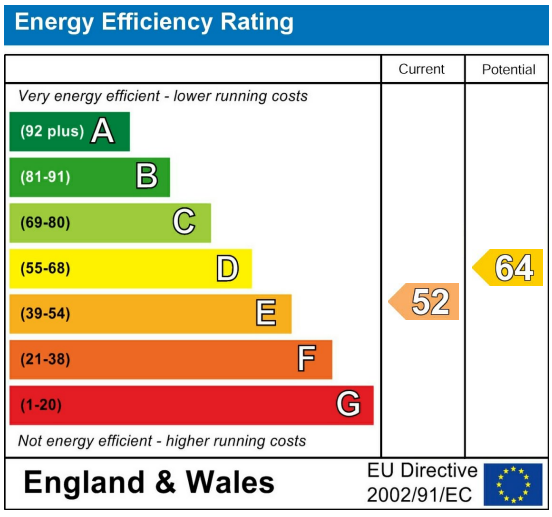













## Local Authority

South Norfolk Council, Tax Band D

## Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.