LambFord HOMES



Plot 4, The Street, Bramerton, Norwich. NR14 7DW

A beautiful and individual farmhouse-styled home in delightful setting.

At Lambford Homes we have a reputation for building well-crafted individual family homes to the highest standards. Meticulous attention is given to the creation of spacious life-style designs and well-planned accommodation, blending traditional craftsmanship with the highest of specifications.

Bramerton is a highly desirable Broadland village just a few miles to the south of Norwich. The plot is prominently located in the main street, in the heart of a conservation area, with many mature trees being retained to enhance the maturity of the setting. Easy access is afforded to the Norfolk Broads, local amenities and public transport.

The property is offered for sale early in the construction process, to give purchasers the opportunity to personalise the interior (see separate specification) and have a bespoke home that meets their precise requirements.



The property is being built to comply with the latest 2023 building regulations, offering the highest specification with a wealth of eco-friendly and economic features. The construction is a blend of traditional quality masonry under clay pantiled roofs, with beautifully planned and spacious interiors designed to maximise natural daylight.

Regular and ongoing maintenance has virtually been eliminated, as each property features white UPVc windows, with French doors and/or bi-folds together with colour coordinated fascias, barge boards and soffits.

The property also features fully automated and highly efficient under-floor central heating and domestic hot water. This is provided by an air-sourced heat pump offering the optimum in economy and flexibility, each room being fully and individually controllable. These systems are currently regarded as state of the art, as they offer the most efficient and economic form of heating currently available.

The interior specifications are flexible and our purchasers are given an allowance with which they can choose their kitchen and utility fittings, sanitary ware, ceramic tiling etc., and the allowances for these are given in a separate specification and price sheet (downloadable).
The interior finish is also contemporary with a subtle blend of natural light oak internal doors, matching light oak window boards, a highly comprehensive electrical specification to include LED ceiling spotlights, chromium window and door furniture, contemporary skirting and architraves etc.

The property also features a detached barn-styled double car-port of face-brick cladding and oak, approached by a private drive with easy access and a large parking area.

Plot 4

The accommodation comprises;-

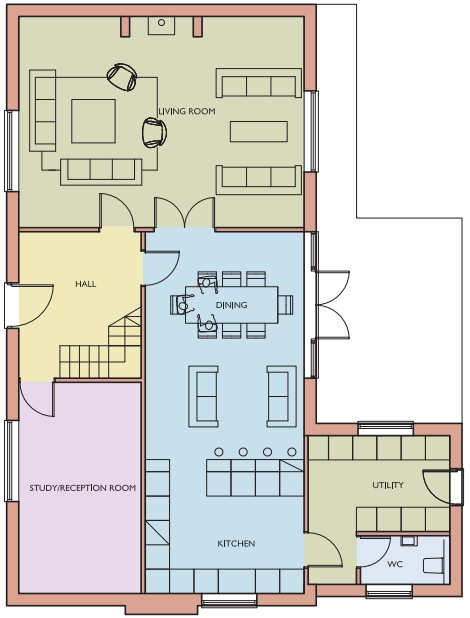
• Two-storey entrance hall -	3.6.x 3.0	(11'9" x 9'10")
• Living room -	7.0 x 5.2	(23' x 17')
• Study/reception 2	5.2 x 3.0	(17' x 9'10")
• Kitchen / dining areas -	8.9 x 3.9	(29'2" x 12'9")
• Utility room -	3.5. x 2.3	(11'6" x 7'7")
• Ground floor cloak room-	4.4 x 3.7	(14'5" x 12'2")

From the two-storey entrance hall the staircase leads to a delightful galleried landing

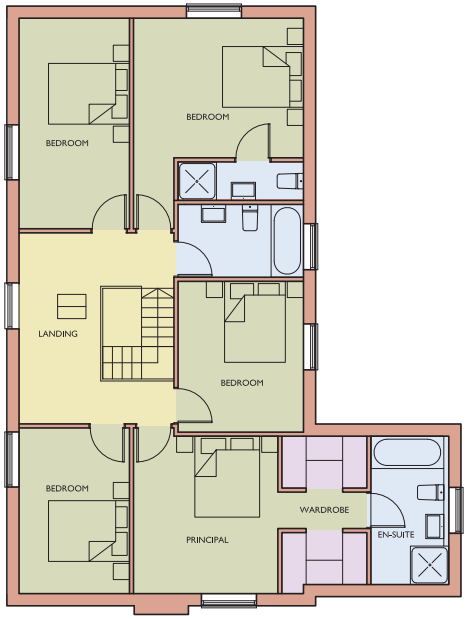
• Galleried landing with Velux over	4.7. x 3.8	(15'5" x 12'6")
Principal bedroom suite comprising the following;		
Master bedroom area, with inner hall leading to;	3.9 x 3.5	(12'9" x 11'6")
Dressing area 1	2.1 x 1.25	(6'10" x 4'1")
Dressing area 2	2.1 x 1.25	(6'10" x 4'1")
En-suite bathroom and separate shower		
• Bedroom 2, door leading to;	3.6 x 1.9	(11'10" x 6'3")
En-suite shower room	4.15 x 3.4	(13'7" x 11'1")
• Bedroom 3	5.2 x 2.7	(17' x 8'10")
• Bedroom 4	4.1 x 2.7	(13'5" x 8'10")
• Bedroom 5	4.15 x 3.7	(13'7" x 12'1")
• Family bathroom	3.1 x 1.8	(10'2" x 6')

Detached barn-styled double car-port in matching facebrick, cladding and oak

(Please note – all measurements have been taken from plans in good faith, but these may be subject to minor variation on site)



GROUND



1ST FLOOR

Location:

The property is delightfully located in this conservation area of Bramerton, fronting the main street. Bramerton itself is approx. 6 miles south of Norwich in the heart of Broadland and surrounded by open countryside, yet only minutes from local amenities.

General information:

For asking prices, pc allowances and further information – please see separate downloadable insert.

The quoted dimensions have been taken from architectural plans and may be subject to minor variation during construction.

Prior to exchange of contracts, we reserve the right to vary the specication, design and/or allowances.

Completions currently anticipated Summer 2024

Copies of planning approval, plans and further information can be downloaded from the Local Authority website or available from us on request.

The images and illustrations have been carefully taken from the plans, however the planting, furniture, lights and furnishings are for illustration only.

The property is offered for sale freehold.

A 10-year structural warranty will be provided.

Local authority – South Norfolk District Council.



Viewing:

All viewing is to be arranged by prior appointment with Lambford Homes. For Health and Safety reasons we regret that unaccompanied viewing is not permitted at any time.

info@lambfordhomes.com • 07789 374205 or 07876 491215 • www.lambfordhomes.com

79a South Hill Road, Thorpe St Andrew, Norwich, Norfolk, NR7 0LR

LambFord HOMES