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Select

The Willows  
Common Lane  
Brampton



A CHARMING FOUR-BEDROOM PERIOD HOME SET IN GENEROUS GARDENS WITH OPEN VIEWS TOWARDS THE RIVER BURE

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## The Willows, Common Lane, Brampton, NR10 5BD

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### PORCH

With solid wood oak door in from the front aspect, tiled floor and doors lead to the sitting and drawing rooms.

### DRAWING ROOM

A lovely room with a window to the front aspect overlooking the front garden, exposed beams to the ceiling and a brick lined fireplace housing a wood burning stove on raised hearth with bressummer beam over. Within this room there is fitted storage, a door to the stairs, and steps down to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

A generous room with windows to two aspects, offering an open view. The kitchen is fitted with a range of stylish base and drawer units to two walls, with contrasting worksurfaces over, and matching wall mounted storage cabinets. Inset 1½ sink unit with drainer and mixer tap. Fitted dishwasher and Smeg range style cooker with hood over. Tiling to floor. A door opens to the boot room, which has a door out to the side aspect and plenty of room for hanging coats. Glazed double doors form the kitchen open to the family room.

### CLOAKROOM

Fitted with a wc and vanity hand washbasin having storage under, chrome towel rail/radiator.

### LAUNDRY/UTILITY ROOM

Having plumbing for a washing machine, this room offers further storage and has a door out to the garden.

### FAMILY ROOM

Windows to two aspects offering views over the garden and beyond. Attractive flooring.







## SITTING ROOM

Having a window to the front aspect overlooking the garden this well-proportioned room has second brick lined fireplace, once again housing a wood burning stove on a raised hearth with bressummer beam over. Fitted store, wooden flooring and glazed double doors to the study.



## STUDY/GARDEN ROOM

A useful home office with windows to two aspects and glazed door to the garden. Wooden flooring.

## LANDING

With stairs up from the drawing room, exposed ceiling beams.

## BEDROOM 1

A great principal with windows offering a stunning view over neighbouring fields to the Rives Bure. This room is fitted with a walk-in wardrobe/dressing room.



### SHOWER ROOM

Situated alongside the main bedroom this tiled shower room has a shower in cubicle, wc and vanity hand wash basin with storage under. Chrome towel rail/radiator.

### BEDROOM 2

Another double aspect, double bedroom with fitted storage and exposed ceiling beam.

### BATHROOM

Fitted with suite comprising bath, wc and vanity hand wash basin with storage under. Tiling to floor and walls, chrome towel rail/radiator.

### BEDROOM 3

Having a window offering superb views and having a dressing room.

### BEDROOM 4

With window to the front aspect, fitted storage.





gate leads to the front garden which is lawned and enclosed by a combination of fencing and mature hedging. Within the front garden there is a number of apple trees and vegetable plot. The gardens continue alongside the house where there is a paved terrace partially covered with a pergola and featuring a pizza oven. The rear garden is again lawned and enclosed by hedging. At the foot of this garden is an overground pool.

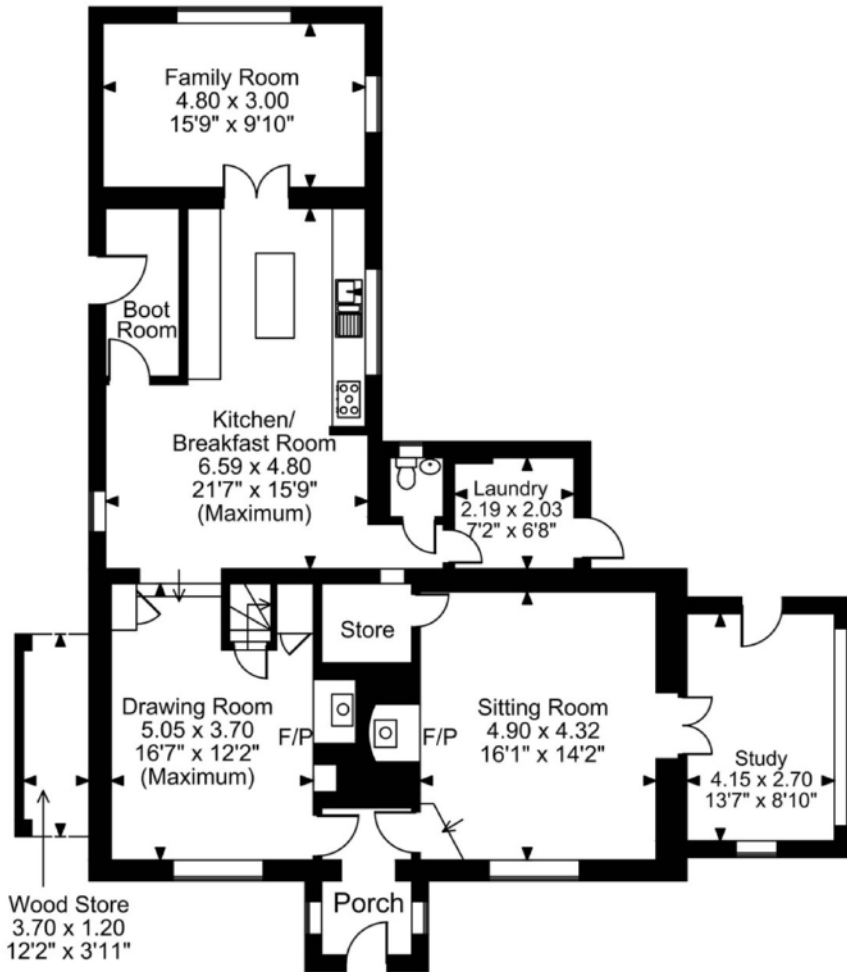
From Common Lane a footpath leads across the neighbouring field and then follows the River Bure.

## EXTERNAL

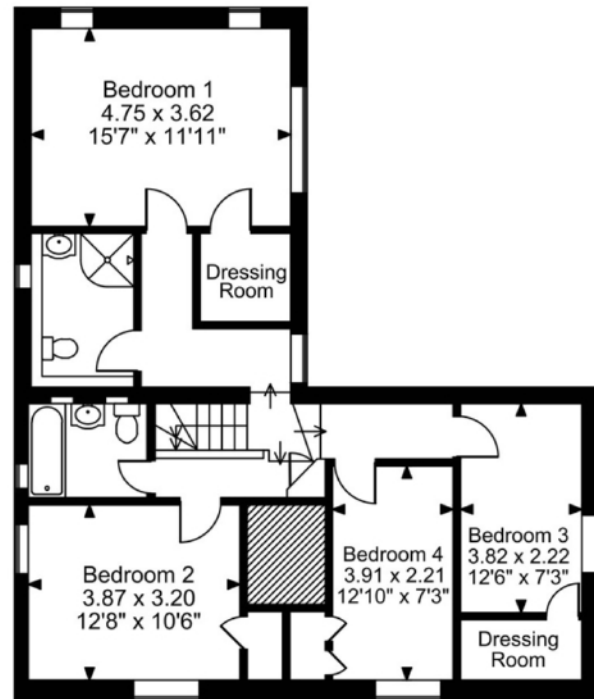
The property stands at the end of Common Lane and is approached onto a wide gravel drive providing plenty of parking and leading to the detached garage which has both electric garage door and personal door, power, lighting and a workshop area. Alongside this area is an area of garden laid to grass with post and rail fencing, and behind the garage is a timber garden shed. From the drive a five-bar



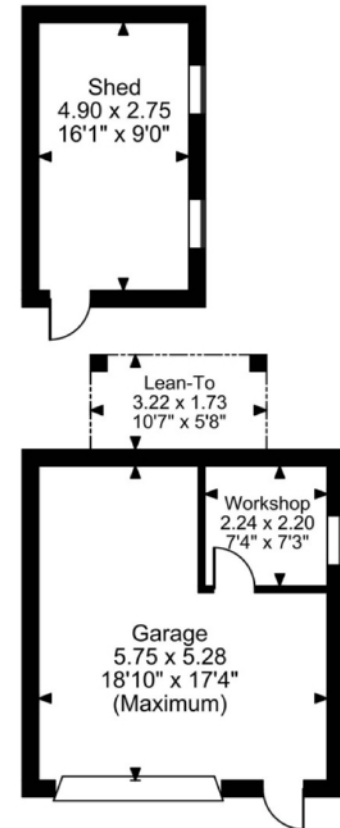
The Willows, Common Lane, Brampton, Norwich, Norfolk



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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# Select

£725,000

This beautifully presented house stands within the quiet village of Brampton which is within easy driving distance of the bustling market town of Aylsham. The character accommodation offers four reception rooms, as well as a generous kitchen, utility and boot room. On the first floor there are four bedrooms, bathroom and shower room alongside the principal bedroom. Character within the property includes exposed beams and two fireplaces, both with fitted wood burning stoves. Externally the delightful, mature gardens include areas of lawn, terrace with pizza oven and overground pool. Additionally, a gravel drive provides plenty of parking and there is a detached garage with workshop. The gardens neighbour open fields offering stunning views over Brampton Common and the River Bure. Viewing is a must to fully appreciate the charm and setting of this delightful home.



EPC Rating: D  
Council Tax Band: C  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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