



Please Note: The photos included in this brochure depict views within the village of Bramerton and are not viewable from the properties.

Church Farm Close | The Street | Bramerton | NR14 7DW

AN EXCEPTIONAL QUALITY DEVELOPMENT OF JUST SEVEN SUBSTANTIAL DETACHED FAMILY HOMES IN GENEROUSLY PROPORTIONED GARDENS, A SHORT DRIVE FROM THE CITY OF NORWICH.

www.arnoldskeys.com | 01603 620551



LOCATION

Bramerton is one of the most attractive and sought after villages in the Norwich area, being about three miles from the city centre and yet enjoying a pleasant rural locale with a large grass riverside green with extensive quay heading frontage to the river Yare. Nearby is the Waters Edge Public House / restaurant with a number of interesting and attractive houses scattered throughout the village.

There is a local post office stores, excellent primary school at Rockland St. Mary which is an adjoining village, with the wide ranging facilities of the city a short drive away.

THE DEVELOPMENT

Builder D & C Murrell Ltd is renowned for specialising in high quality and particularly spacious family homes.

The properties at Bramerton number just seven in total and will be built to a particularly high specification.

At the stage of preparing this brochure building works have only just commenced but early reservations are recommended due to the level of interest anticipated.

Please see the individual sheets for each plot and contact Darren Neave at the sole selling agents Arnolds Keys Tel: 01603 216808, for further information or to arrange a viewing.

D & C Murrell Ltd's previous development, adjoining the Manor House at Blofield, comprised a number of similar houses, and sold very quickly.

The houses at Church Farm Close will be highly specified although, at this early stage of the building program, the developer reserves the right to improve or amend the specification and it is important that interested parties check the final specification before making a commitment.

GENERAL CONSTRUCTION

The properties will be of traditional brick construction with clay pantile roofs.

Central Heating will be from air sourced heat pumps. Ground floor heating will be underfloor with radiators to first floor rooms.

An allowance of £20,000 will be provided to cover the cost of kitchen cabinets and sanitary ware.

Floor tiles to the kitchen, utility and bathrooms will be provided, also to clients choice, within an allowance of £20 per sq m.

Decorations will be almond white or magnolia. **Internal joinery** will include Oak faced doors, a hard wood staircase (probably Ash). Windows will be double glazed throughout.

Externally the estate road will be brick weave finish which will be in the ownership of all residents. The existing access road from the highway to the edge of the development will be tarred and shingled to a high standard and estate fencing will be supplied to give a high quality finish to the individual properties. The gardens will be turfed to the front and seeded to the rear.

Close boarded fencing will be provided between the plots to the rear.

VIEWING

To view the properties or for further information please contact our Residential Agency team on 01603 216808 (darren.neave@arnoldskeys.com).

DIRECTIONS

Leave Norwich by way of the Trowse Bypass and at the second set of traffic lights bear left, signposted Bramerton. Continue through Kirby Bedon and upon reaching the Bramerton village sign bear sharp right into the village of Bramerton and Church Farm Close will be found on the left hand side.



Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and whilst every care has been taken to ensure their accuracy, they should for guidance purposes only. All measurements are approximate are for general guidance

