



The Willows, Barnham Broom, Norfolk

## The Willows, Mill Road, Barnham Broom, Norfolk, NR9 4DE

A superb semi-detached four-bedroom family home located in a desirable location

Wymondham town centre 6.0 miles, A47 6.3 miles, Norwich city centre 10.0 miles, Norwich mainline station 15.5 miles (1 hour 45 minutes to London Liverpool Street), Hingham 6.5 miles

Entrance hall | Kitchen / Sitting room | Garden room | Family room / Bedroom | Bedroom | Family bathroom | Utility room

**First floor:** Two further double bedrooms | Family shower room

**Outside:** Private driveway | Off street parking | Summer house | Private rear gardens | Patio seating area

EPC - D

### The property

The Willows is a superb four-bedroom semi-detached family home situated in a highly sought after Norfolk village. The property is light and airy and offers well-proportioned family-sized accommodation with generous ground and first floor rooms. Of particular note is the open plan kitchen and sitting room with views over the front driveway and private rear gardens.

### Outside

The property is accessed via a private driveway with off street parking for several cars and benefits from a garage. To the rear of the property is a private garden which is mainly laid to lawn with shrub and fence borders. The gardens also comprise a patio seating area with summerhouse and offer a peaceful entertaining space.



## Location

The Willows occupies a central position in the village of Banham Broom which has a local pub, shop, village hall and a primary school, while the market town of Wymondham, six miles away, offers a choice of shops, supermarkets and other everyday facilities. Norwich is within easy reach, providing a wide range of further amenities and leisure facilities, as well as an excellent choice of shops and supermarkets. There is a good selection of independent schools in the area including Norwich, Town Close Prep, Notre Dame Prep, Norwich High, Langley and Aurora Eccles.

The area is well connected by road, with the A47 and the A11 both nearby. Norwich's mainline station provides regular services to London Liverpool Street, taking approximately an hour and three quarters.

## Directions

From Norwich, take Earlham Road away from the city centre and continue to the A47 junction. Head straight on at the two roundabouts onto the B1108/Watton Road and after 4.7 miles, turn right onto Spur Road. After 0.6 miles, turn left onto Norwich Road and continue past the shop on your left and the property can be found after a short distance on the right hand side.

## General

**Local Authority:** South Norfolk District Council, +44 (0)1508 533701 (Council Tax: Band B)

**Services:** Mains services connected. Oil-fired central heating.

**Tenure:** Freehold

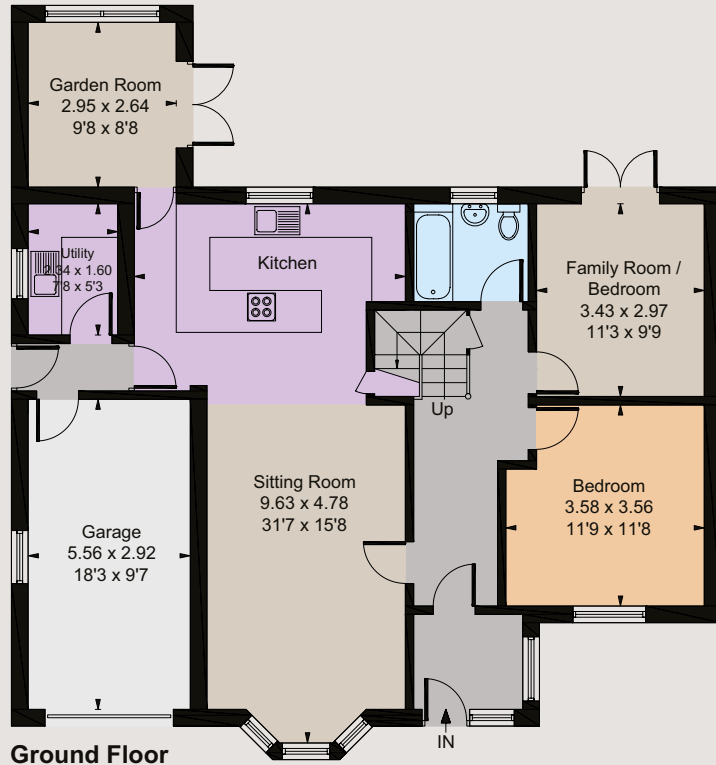
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**Rights of Way, wayleaves and easements:** The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

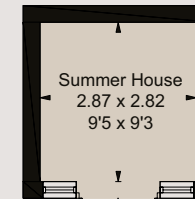
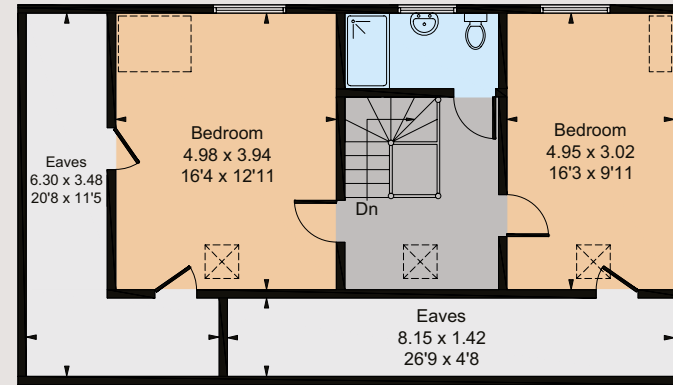


## Floorplans

Approximate Gross Internal Area  
(Excluding Eaves & Including Garage)  
163.7 sq m / 1762 sq ft  
Summer House = 8.3 sq m / 89 sq ft  
Total = 172.0 sq m / 1851 sq ft  
For identification purposes only.



**First Floor**



(Not Shown In Actual Location / Orientation)

- Reduced headroom below 1.5m / 5'0"



**Guide Price:** £425,000

**Viewing:** Strictly by appointment through Strutt & Parker.

## Norwich

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