



Excellent family home with field views

Bergh House, Church Road, Bergh Apton, Norwich, NR15 1BP

Freehold



Entrance Hall • Sitting Room • Kitchen/Dining Room • Study • Utility Room • Conservatory • Garden Room • Cloakroom • Principal Bedroom with en suite • Ground floor bedroom with en suite • Three further bedrooms • Family Bathroom

Outside: Double garage • In all about 0.45 acres

The Property

Bergh House is a former Rectory built in 1959 which now offers a superb array of flexible accommodation in the ever-popular village of Bergh Apton.

A spacious sitting room with double aspect allowing for plenty of natural light off the hallway is the perfect family room and complete with a fireplace and wood burner gives a real sense of character to the space.

A garden room has great wrap around views over the gardens and with the wood burning stove allows for use of the room all year round.

A now essential study makes the ideal place to work from home and has a delightful aspect to the front and views over the opposite paddocks. This could also be used as an additional bedroom or playroom if required.

The modern kitchen/dining room has a selection of wall and base level units with inset appliances and is large enough to contain a dining table perfect for entertaining. A conservatory off this leading to the utility room provides useful further storage.

The property features five bedrooms and allows for a flexible use with one of the bedrooms to the ground floor with an en suite which would be ideal for multi-generational living or for future proofing. The principal bedroom also features an en suite shower room and the remaining three bedrooms then served by a modern family bathroom.

Outside

Sitting within an attractive plot of about 0.45 acres the property is approached via an “in and out” driveway leading to a double garage with an electric roller door. This provides ample parking combined with the large driveway giving space for several vehicles.

The gardens are mainly laid to lawn and feature a patio terrace perfect for entertaining. A variety of mature shrubs with trees and hedging in situ provides a good deal of natural privacy. The property backs and fronts onto pleasant paddocks allowing the feeling of space and obtaining excellent views.



Location

The village of Bergh Apton has a well-regarded farm shop and the nearby village of Alington (about a mile) has a village primary school which was last rated as outstanding. The village is also served by a local bus service which runs into Norwich from outside the house in 20 minutes. There are also good primary schools in the adjacent villages of Thurton, Seething and Brooke. Good everyday shopping facilities including a doctors' surgery are available in the nearby village of Poringland, about three miles, whilst the larger village of Loddon (4 miles) also has good everyday shopping facilities as well as a doctors' surgery and dentists, and a secondary school with a good OFSTED rating.

Norwich, the Cathedral city and regional centre of East Anglia, is about 8 miles to the north with a mainline railway station to London, Cambridge, Liverpool and Great Yarmouth.

The Waveney Valley market town of Bungay is about 10 miles to the south.

Services

Mains water, oil fired central heating, electricity and private drainage.

Local Authority

South Norfolk District Council
Council Tax Band F

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

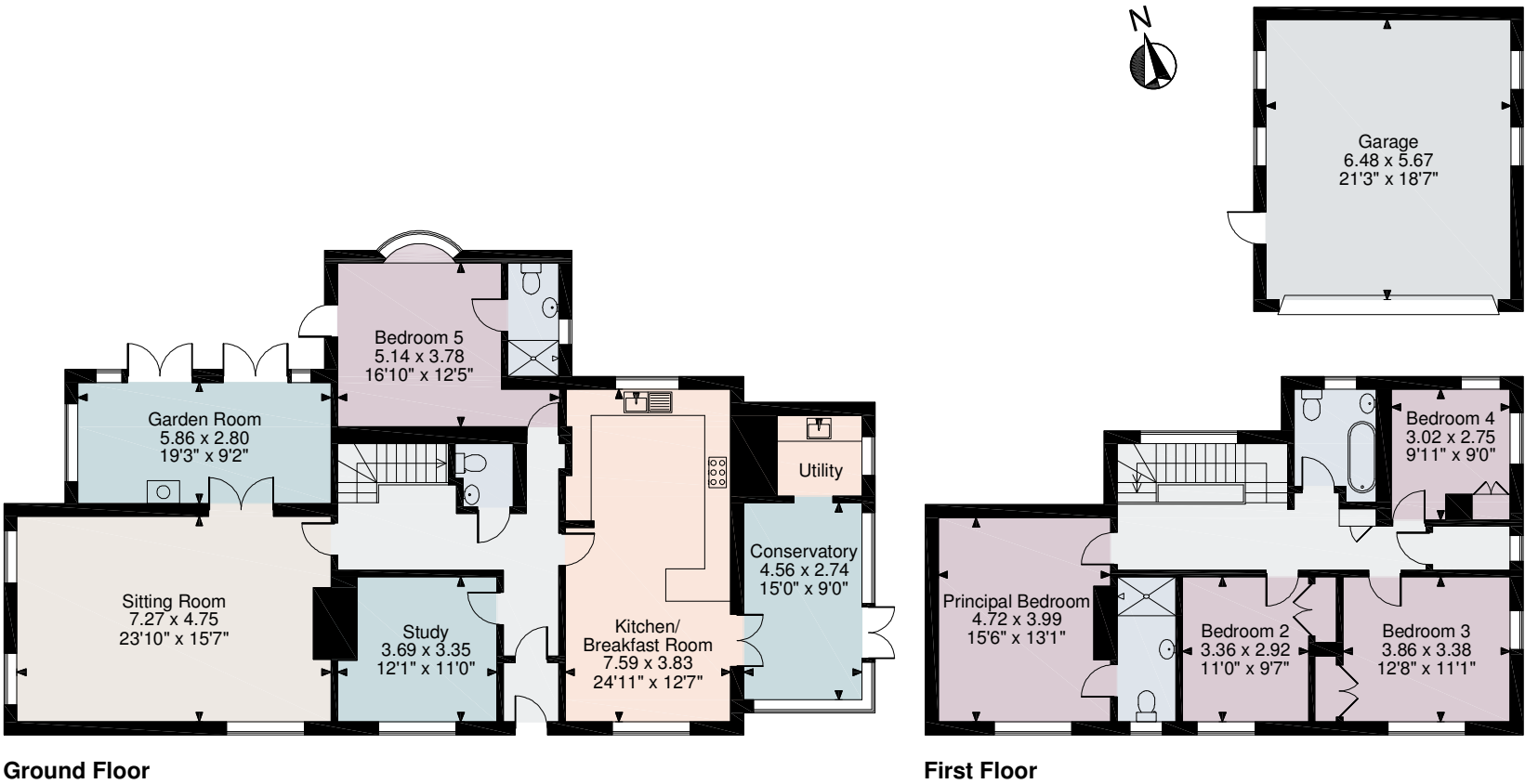


Bergh House, Church Road, Bergh Apton, Norwich, Norfolk
Main House gross internal area 2,576 sq ft / 239 sq m
Garage gross internal area 395 sq ft / 37 sq m

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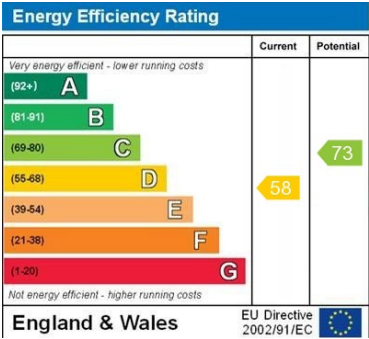
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