



THE STORY OF

Blacksmiths

Saxlingham Nethergate, Norfolk

SOWERBYS



THE STORY OF

Blacksmiths

The Street, Saxlingham Nethergate, Norfolk
NR15 1AJ

Most Popular Village Location

Sitting Room and Dining Room

Modern Open-Plan Kitchen/Breakfast Room

Cloakroom and Utility Room

Two Ground Floor Bedrooms
and Family Bathroom

Two First Floor Bedrooms and Shower Room

Parking to the Front

Well-Landscaped West Facing Garden

Solar Panels and EV Charging Point

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



This beautifully updated and extended home strikes the perfect balance for modern family living. From the moment you step inside, the generous entrance hall welcomes you with space for coats, shoes and all the daily essentials that make family life run smoothly.

The first reception room is filled with sunshine thanks to its south-facing bay window - the ideal spot to curl up with a book or enjoy a quiet morning coffee. Flowing seamlessly from here is a second reception room, currently a playroom, but equally suited to family dining or entertaining.

At the heart of the home lies the stunning kitchen/breakfast room. Designed with both style and practicality in mind, it offers excellent storage, generous work surfaces and a sociable island. There's plenty of space for a large table and even a sofa area, making this a true hub where everyone can gather, cook, relax and chat. Wide bi-fold doors open directly to the garden, blurring the line between inside and out. A utility room and cloakroom add further everyday convenience.

The layout offers great flexibility, with two comfortable bedrooms and a family bathroom on the ground floor, while upstairs you'll find two more bedrooms and a modern shower room - perfect for growing families or guests.

Outside, the lifestyle continues with a landscaped rear garden designed for both play and relaxation. A sun-drenched terrace is perfect for summer dining, steps lead to a neat lawn and there's even a pergola-topped terrace for evening drinks. Practical touches include storage sheds, a secure covered bike store and front parking.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Saxlingham Nethergate

A HISTORICAL VILLAGE BURSTING WITH PICTURESQUE VIEWS

At the centre of Saxlingham Nethergate sits a historic war memorial on a village green, surrounded by thatched cottages and listed buildings, creating a picturesque village setting. There's also a primary school, and active cricket and bowls clubs. Boudicca Way, named after the Iceni warrior queen, passes through the village and provides a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 9 miles south of the city, Saxlingham Nethergate is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is a gateway to a county that continues to inspire, with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, and direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“I love the view all the way through the downstairs out to the garden... to be able to see the garden from the front of the house is special.”



SERVICES CONNECTED

Mains electricity plus solar panels, mains water and drainage. Oil fired central heating and electric heating supplied via solar panels. EV charging point.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0350-2265-8510-2825-0461

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///headstone.toward.interview

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

