



THE STORY OF

3 Orchard Close

Sedgeford, Norfolk

SOWERBYS

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3 Orchard Close

Sedgeford, Norfolk,
PE36 5NU

Non-Estate Property

Four Double Bedrooms and Separate Dressing Room

Double Garage

Extended Sitting Room

South-Facing Garden

Wood-Burner

Modernised Bathroom and En-Suite

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“It’s the perfect home close to the sea, yet away from the hustle and bustle...”

Upon arriving at 3 Orchard Close, you are greeted by an expansive gravelled frontage, offering ample parking for at least four vehicles, and leading to a double garage with a utility room to the rear. As you step through the front door, a sense of openness embraces you in the generously proportioned hallway, leading to a convenient downstairs WC.

The living room has an abundant amount of natural light and an airy feel, having benefited from an extension which takes advantage of the southerly aspect and features bi-fold doors to blend indoor and outdoor living. Step outside onto the sun-drenched patio, where the southern orientation of the garden

invites you to bask in its warmth and tranquillity. During colder months, the living room has a central wood-burner which fills the room with warmth. The kitchen is well-equipped with plenty of cupboards and has enough space for a breakfast table and chairs.

Upstairs there are four generously sized double bedrooms, each offering comfort and relaxation. An additional room, perhaps the ideal dressing room or a home office, provides versatility to suit your lifestyle needs. The en-suite and family bathroom have been crafted to perfection by a renowned local builder and offer relaxation and comfort with a freestanding bath and spacious shower.





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.

Situated in a peaceful village area, you will relish the peacefulness of your surroundings while remaining just a short drive away from local amenities and the breath-taking beaches that adorn the coastline. Embrace the draw of countryside living with country walks on the Peddars Way National Trail without compromising on convenience.

“...we moved from a large city to be in the countryside - we love being near the coast.”





ALL THE REASONS

Sedgeford

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change

and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from the Vendor



Snettisham beach and Wild Ken Hill

“...in recent years, more conservation areas have been developed - Ken Hill and Norfolk Wildlife Trust.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref- 9370-2389-5200-2092-2101

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: ///expectant.cares.from

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