



THE STORY OF
7 Mill View
Sedgeford, Norfolk

SOWERBYS

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7 Mill View

Sedgeford, Norfolk
PE36 5NR

Detached Family Home

Ideal Village Location

Spacious Sitting Room

Separate Dining Room

Kitchen/ Breakfast Room
and Utility Room

Ground Floor WC

Four Bedrooms

Private En-Suite and Bathroom

Double Garage

SOWERBYS HUNSTANTON OFFICE

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Nestled in a peaceful and picturesque village, this beautifully presented four-bedroom detached home offers the perfect blend of comfort, space, and convenience. Whether you are looking for a wonderful family residence or a tranquil holiday retreat, this property provides an ideal setting for both.

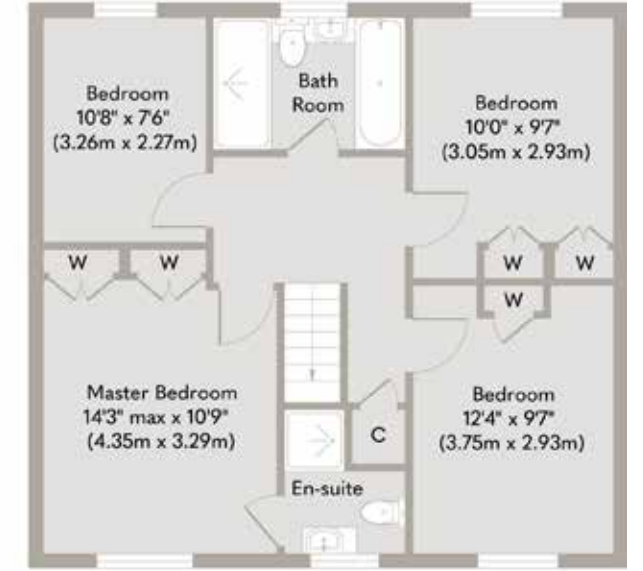
Upon entering, you are welcomed into a spacious and inviting sitting room, complete with double doors leading out to the well-maintained rear garden—perfect for seamless indoor-outdoor living. A formal dining room offers an excellent space for entertaining guests or enjoying family meals, while the modern kitchen breakfast room is well-equipped for everyday life. A practical utility room and a downstairs W.C. complete the ground floor.

Upstairs, the principal bedroom boasts its own en-suite, offering a private sanctuary, while three further well-proportioned bedrooms share a stylish family bathroom.

Outside, the property benefits from a generous driveway to the front, a double garage, and an enclosed rear garden. Mostly laid to lawn with a patio area and an array of attractive plants and shrubs, the garden provides a peaceful retreat for outdoor dining, children's play, or simple relaxation.

Living in this charming village home offers a truly wonderful lifestyle. The peaceful surroundings create a sense of escape, while still being conveniently located for local amenities and countryside walks. Whether you enjoy summer barbecues in the garden, cosy winter evenings in the sitting room, or family celebrations in the dining room, this home provides the perfect backdrop for making lifelong memories.





First Floor
Approximate Floor Area
648 sq. ft
(60.20 sq. m)



Ground Floor
Approximate Floor Area
1,017 sq. ft
(94.48 sq. m)

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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Sedgeford

DISCOVER COASTAL CHARM AND RICH HERITAGE

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 Sowerbys



“...peaceful surroundings create a sense of escape...”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2969-5289-7501-0061-1860

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: ///mailers.actors.hobbies

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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