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THE STORY OF

# Beech Cottage

*East Rudham, Norfolk*

SOWERBYS

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# Beech Cottage

East Rudham, Norfolk  
PE31 8RG

Detached House

Three Bedrooms

No Onward Chain

Driveway

Principal Suite

Low Maintenance Garden

Village Location

Wood-Burner

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“I’d describe my home as private, peaceful and comfortable.”

Beech Cottage is an immaculately presented detached house which has been modernised and extended in recent years to create an inviting and sociable residence in a desired village location, offered to market with no onward chain.

It will come as no surprise that the current owners have been happily welcoming family and friends to Beech Cottage in the years that they have owned it. Almost doubled in size and now offering a more contemporary reception space and a beautiful principal suite, the property has been transformed.

The ground floor accommodation flows seamlessly. The dual aspect kitchen is fitted with modern and neutral cabinetry and appliances, with a door leading directly into the rear garden.

This follows on, into what is currently used as a snug with a cosy wood-burner, and then leads into the extended part of the house where the main reception room is found. With floor to ceiling bi-folding doors straight onto the decking, triple aspect windows, and a feature fireplace, this impressive room is no doubt the hub of the home.



The property has three bedrooms in total, comprising of a spacious principal suite, and a further two bedrooms on the first floor, serviced by the family bathroom.





The low maintenance garden to the rear is the ideal place to kick back and relax, whilst having the space to entertain and garden alike. There is also ample parking to the front of the property,



Beech Cottage has been the perfect Norfolk bolthole for the current owners, one that they have cherished being able to make their own. It has provided the perfect sanctuary to retreat to after a day at the local beaches, or exploring all that is on offer locally.



Bedroom 3  
11'2" x 7'3"  
(3.40m x 2.20m)

Bathroom  
6'7" x 5'3"  
(2.00m x 1.60m)



First Floor  
Approximate Floor Area  
300 sq. ft  
(27.88 sq. m)



Ground Floor  
Approximate Floor Area  
879 sq. ft  
(81.63 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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ALL THE REASONS



# East Rudham

IN NORFOLK  
IS THE PLACE TO CALL HOME



An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

Norfolk coast is a short drive away.

The sandy beaches of the north Norfolk coast lie just 12 miles to the north of East Rudham. Also to the north is Burnham Market, a charming village with a rich history and a vibrant culture. Famous for its boutiques, restaurants and coffee shops, it is the jewel in north Norfolk's glittering crown.

The village was built around a central green with many period properties.

It has a village hall/social club with sporting facilities, a thriving primary school and a vet. A mobile postal van operates Monday to Friday, and the fabulous Rudham Deli stocks a wide range of local produce. There's also the renowned Crown Inn, and a tea room.

The market town of Fakenham lies 5 miles to the east of East Rudham, with Holt and Swaffham within easy reach. Fakenham is surrounded by beautiful countryside and, as with East Rudham, lies along the river Wensum.

There are good secondary schools at Fakenham and King's Lynn. The north



Note from the Vendor



“Beech Cottage is an immaculately presented detached house which has been modernised and extended in recent years...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 7805-3037-7204-0564-4204

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

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# SOWERBYS



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