



THE STORY OF
Quarteracre

West Rudham, Norfolk

SOWERBYS



S Quarteracre

Lynn Road, West Rudham
Norfolk, PE31 8RW

●
Detached Bungalow

Three Bedrooms

Three Reception Rooms

Large Driveway and Garage

Beautiful Gardens

Potential to Modernise

This delightful, detached bungalow sits on a generous plot, is conveniently located in the desirable village of West Rudham.

Owned in the same family for nearly half a century, the property has been modernised for the most part in more recent years to include upgraded central heating and UPVC double glazed windows.

The kitchen provides a wonderful outlook over to the rear garden and benefits from a useful utility room, and an adjacent breakfast room, ideal for entertaining and socialising with family or friends.

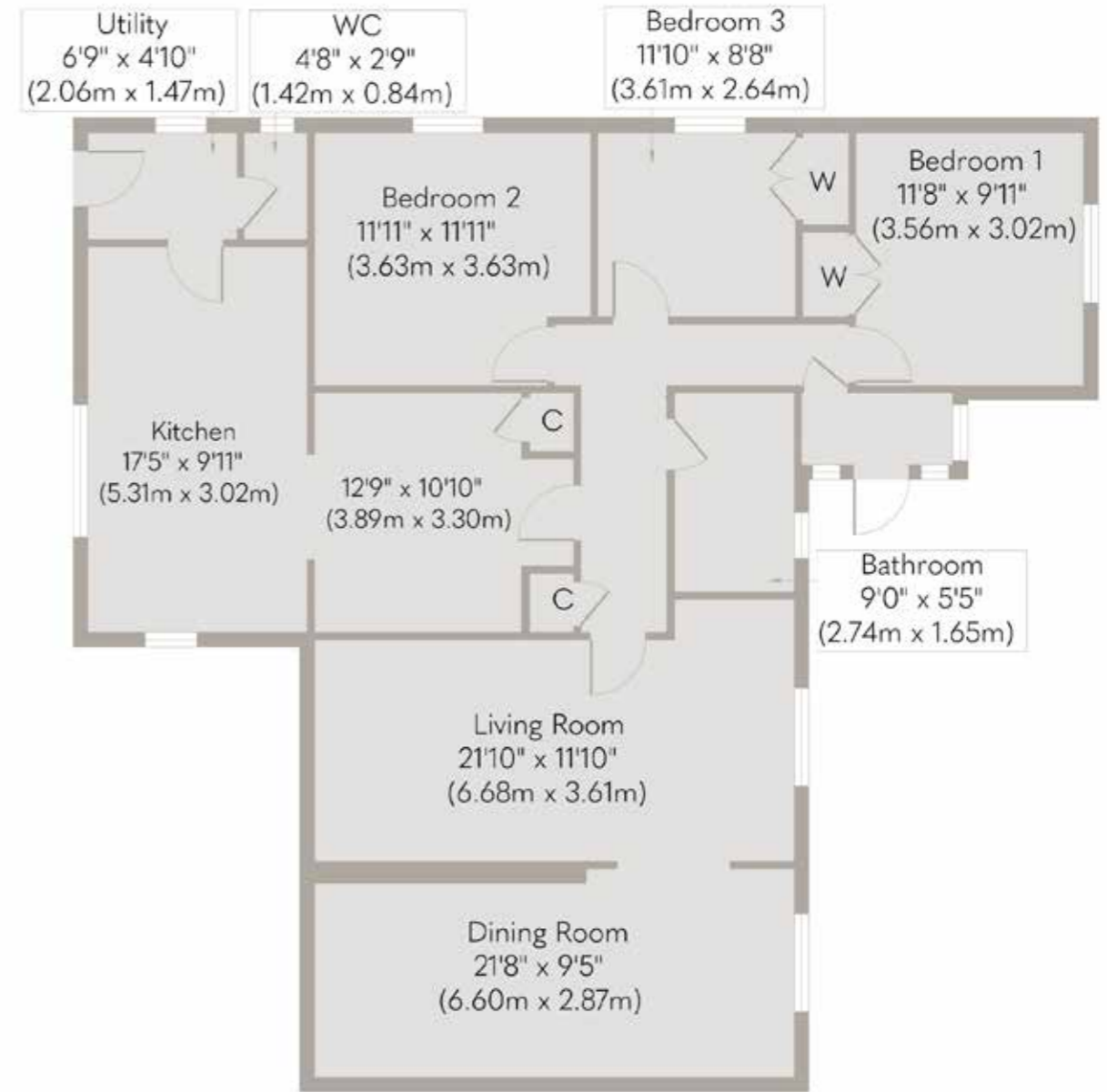
There is ample reception space, which has been expanded by the addition of a garage conversion. There is a large, bright and spacious living room with doors

into the garden, and a wooden panelled dining room currently used as an office/snug. There are three good sized double bedrooms, all of which are serviced by one bathroom.

For those who are keen gardeners, this could be the ideal opportunity. The current owner has taken great pride in creating a wonderful haven for the custodian and wildlife alike. The lawns are bordered by shrubs and flowerbeds and there is a delightful patio sunken into a walled part of the garden. In addition, there is a useful greenhouse and a large double garage.

The current owners have thoroughly enjoyed making Quarteracre their home, but now the time has come for someone else to put down roots and make this their ideal home.

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Approximate Floor Area
1,331 sq. ft
(123.65 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



West Rudham

IN NORFOLK
IS THE PLACE TO CALL HOME



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

away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

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.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles



Note from Sowerbys



Countryside view from Quarteracre.

“The uninterrupted scenery is very uplifting”

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SERVICES CONNECTED

Mains water, electricity, and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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

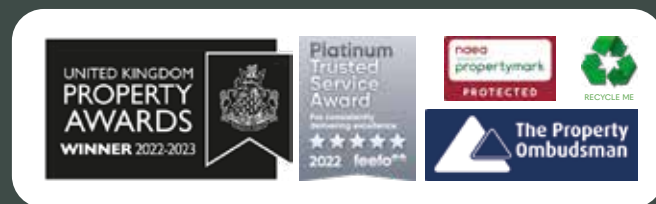
Freehold.

LOCATION

What3words: ///swooned.door.cherry

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