



THE STORY OF

3 Becketts Close

Hindolveston, Norfolk

SOWERBYS

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Hindolveston, Norfolk
NR20 5FA

Stunning Modern Flint Home

Three Bedrooms

Low Maintenance Single Storey Living

Immaculately Presented Throughout

Highly Versatile Accommodation

Underfloor Air Source Heating System

Popular Village Location

Beautiful Oak Garage and Car Port

Open Plan Living Options

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“This is a cosy, peaceful and convenient home which we have enjoyed for eight years.”

Classic, brick and flint elevations conceal a distinguished home boasting highly refined lateral living space, set within a small and discreet residential enclave in the heart of a pretty north Norfolk village.

Designed and built by highly renowned Norfolk house builders in 2015, Orchard Homes, this exquisite single storey residence forms part of a small and exclusive development nestled in the village of Hindolveston. Its location means it enjoys a great position to make the most of the area's countryside and coastal attributes.

A sympathetic and clever fusion of old and new means this most attractive home showcases intricate brick and flint elevations which perfectly champion the region's architectural history and vernacular.

Beyond the traditional façade you will find a home fit for a modern lifestyle with a blend of efficient attributes such as underfloor air source heating system and a highly refined interior design, with luxurious kitchen and bathrooms together with a fresh and elegant interior design throughout.

Set over a single level and extending to just over 1,200 sq. ft. the accommodation flows beautifully and, thanks to an innovative design, it is filled with natural light and embraces its immaculate west-facing gardens.



An attractive oak frame shelters the front door which leads into a hall with cloaks cupboards. Off the hall a delightful and formal sitting rooms enjoys a sunny southerly dual aspect.



A magnificent, open plan kitchen/dining and garden room creates a highly sociable gathering space which elevates seamlessly onto the gardens. This immense area cleverly incorporates a kitchen, dining space and informal lounge with direct access onto the gardens to create a wonderful place to entertain.



The kitchen features an extensive range of shaker-style cabinetry capped in stylish granite worktops with a large central island and a full suite of integrated appliances. The dining area sits to one side and enjoys double french doors onto the rear sun terrace. The garden room features windows on all side sides plus a dramatic, glazed ceiling lantern which fills the room with natural light.



There are three individual, double bedrooms each with fitted wardrobes and the principal suite features a luxurious appointed en-suite shower room. An equally luxurious shower room serves bedrooms two and three.





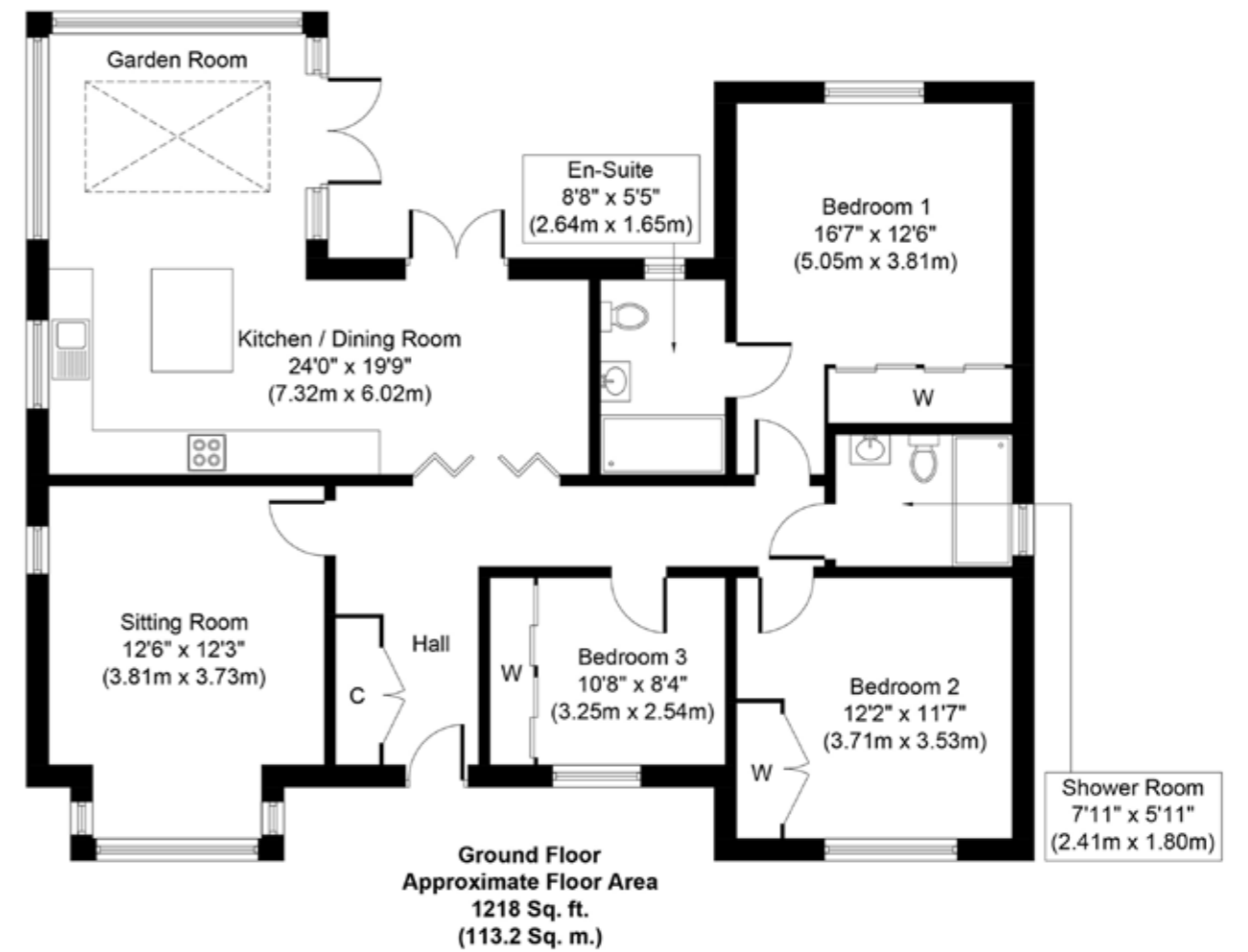
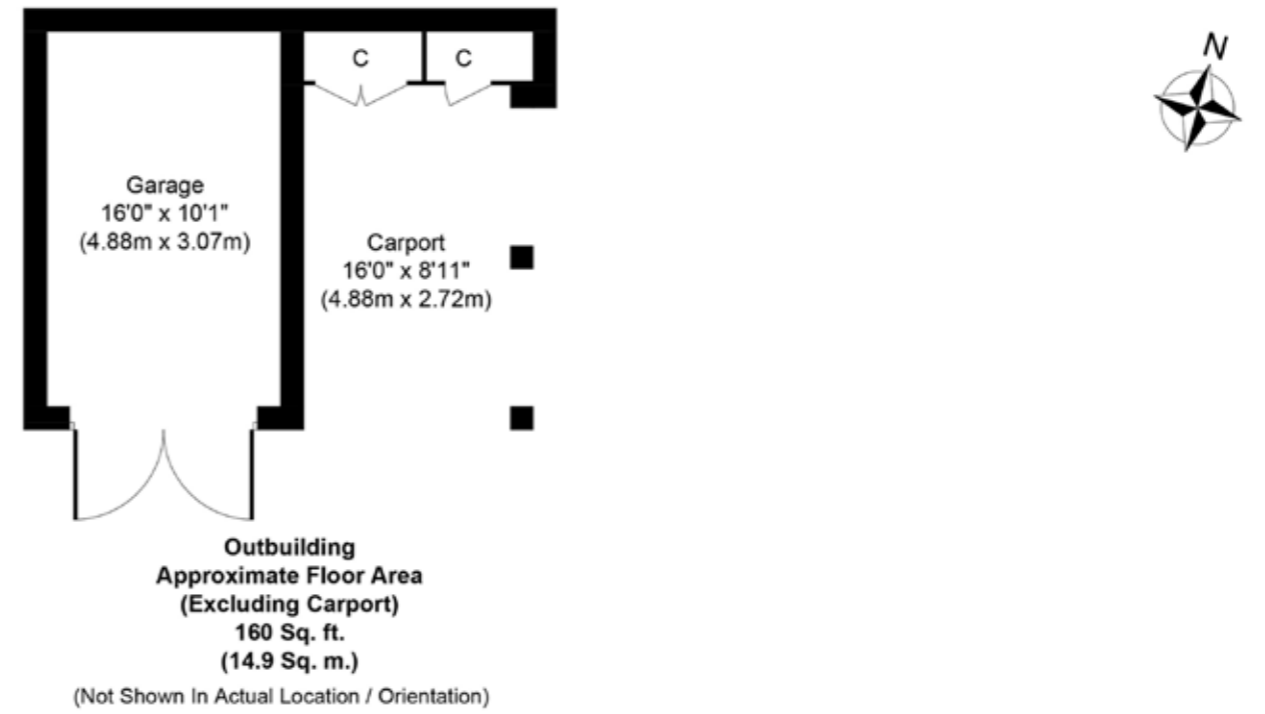
To the front of the property is a block paved courtyard area that leads to an attractive oak-framed garage and attached carport. The enclosed garage features power and lighting, whilst set within the carport is concealed and lockable storage space. The front of the property is framed by attractive, soft landscaping which perfectly accentuates the brick and flint façade.



The fully enclosed rear garden enjoys a delightful westerly aspect and features a shaped lawn set in front of an extensive paved sun terrace. A further paved terrace provides additional entertain/lounging space for different times of the day and evening. A pretty, summer house resides in one corner and the garden is fully enclosed with panelled fencing and dressed with soft landscaping.

Tucked away in a discreet, residential setting this fine home perfectly embraces the blessed lifestyle and wonders of north Norfolk with access to glorious open countryside and endless walks right on the doorstep. Just slightly further afield you will find the Georgian market town of Holt and Norfolk's heritage coastline.





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.

ALL THE REASONS



Hindolveston

IN NORFOLK
IS THE PLACE TO CALL HOME



A small friendly village in the heart of Norfolk with a close knit community. The church of St George the Martyr was built in 1932 after the original church fell down in 1892. The ruins of the old church can still be seen in the churchyard, which is located just outside the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town

centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from the Vendor



“We’ve enjoyed exploring the area for local walks.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via an air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0538-3871-7469-9125-5765

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: ///split.sundial.dynamic

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SOWERBYS



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