



THE STORY OF

Blossom Tree House

Wood Norton, Norfolk

SOWERBYS



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Blossom Tree House

1 Cricketers Close, Wood Norton
NR20 5UB

Beautiful and Peaceful Setting

Small Exclusive Cul-De-Sac Development

Centrally Located Between Holt,
Aylsham, Fakenham and Dereham

Brilliantly Presented

Three Bedrooms

Two Bathrooms

Large Garden

Large Parking Area

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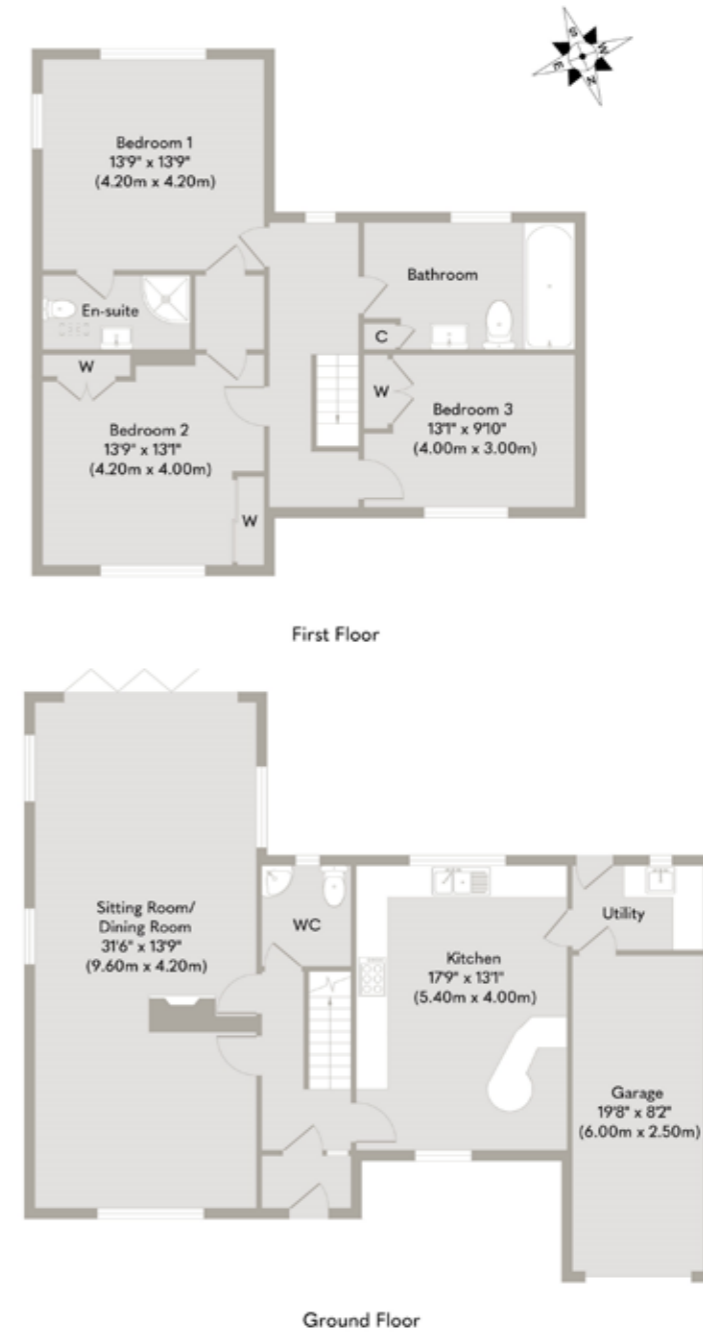
Nestled in the delightful and discreet village of Wood Norton, Blossom Tree House at 1 Cricketers Close offers a serene retreat from the hustle and bustle of modern life. This charming detached property boasts three spacious bedrooms and two bathrooms, perfect for family living or entertaining guests. The home is thoughtfully designed with a modern aesthetic yet retains characterful features that add warmth and charm to its stylish interior.

Step inside to discover a well-proportioned layout that flows seamlessly, creating a comfortable and inviting atmosphere. Each room is beautifully maintained, reflecting the care and attention given to this lovely home. The kitchen and living areas are ideal for both relaxed living and hosting, with ample space for dining and social gatherings. The bedrooms provide peaceful sanctuaries, with the principal bedroom featuring an en-suite bathroom for added convenience.

Outside, the property truly shines with its glorious, landscaped gardens. These well-stocked and fully established gardens offer a tranquil escape, perfect for enjoying quiet mornings or leisurely afternoons. The outdoor space also includes off-road parking and a gated side hard standing, accommodating a caravan, boat, or motor-home with ease.

Blossom Tree House is more than just a home; it's a lifestyle choice in a picturesque setting that promises peace and comfort.





Ground Floor Approximate Floor Area 843 sq. ft. (78.32 sq. m) (Excluding Garage)
First Floor Approximate Floor Area 777 sq. ft. (72.18 sq. m)
Garage Approximate Floor Area 161 sq. ft. (15.00 sq. m)
Total Floor Area 1,781 sq. ft. (165.50 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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Wood Norton

A SMALL NORFOLK VILLAGE

A typical small Norfolk village. Wood Norton was owned by Christ Church Oxford up until then 1950s.

Just 8 miles away 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.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living. 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.



Note from the Vendor



“We would describe our home as a piece of heaven.”



SERVICES CONNECTED

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

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: ///witless.dining.swims

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

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
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