



THE STORY OF
Correlyn
Roughton, Norfolk

SOWERBYS



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Correlyn

Old Turnpike Road, Roughton, Norfolk,
NR11 8SP



Beautifully Located within Roughton

Easy Driving Access to Coastal and Market Towns

Around 30 Minutes from Norwich

Immaculately Presented Accommodation

The Most Awe-Inspiring Garden

Four Great Bedrooms

Study/Fifth Bedroom

Two Bathrooms and Separate WC

Ample Parking

Single Garage



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“...the sun is in the lounge all day, moving through the kitchen and setting opposite the dining room, with lovely sunsets.”

Old Turnpike Road is beautifully set in Roughton, which enjoys a semi-rural setting giving way to quick and easy access to some of Norfolk’s most popular and important destinations. Within minutes you can walk to the centre of the village where you will find a brilliant pub, petrol station with village store, and that all-important fish and chip shop, all conveniently neighbouring one another.

The heart of Cromer is around four miles away, making it about a 10 minute drive to visit this vibrant seaside town, but halfway there you will find the beautiful National Trust property, Felbrigg Hall. Felbrigg Estate is graced with captivating walks and the most delightful café. Heading south, you will reach the historic Georgian market town of Aylsham in a little over 10 minutes in the car, and beyond that, another 25 - 30 minutes’ drive will find you in the city of Norwich.





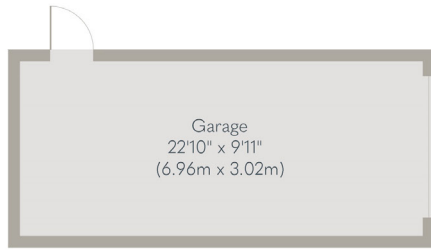
Constructed in 2017, Correlyn is the most immaculately presented, beautifully set, detached four bedroom bungalow, which hosts modern amenities and a high specification finish, arguably leaving very little to be desired. A real 'cook's kitchen', there's a suite of Neff appliances, including two multifunction ovens with microwave function, one also with a steamer. The large kitchen/dining room presents the most perfect day room to enjoy those days of British sunshine and a view across your wonderful garden. With double doors leading out from the dining area, the communication between the outside and in is seamless and really cements this as the perfect daytime haven.



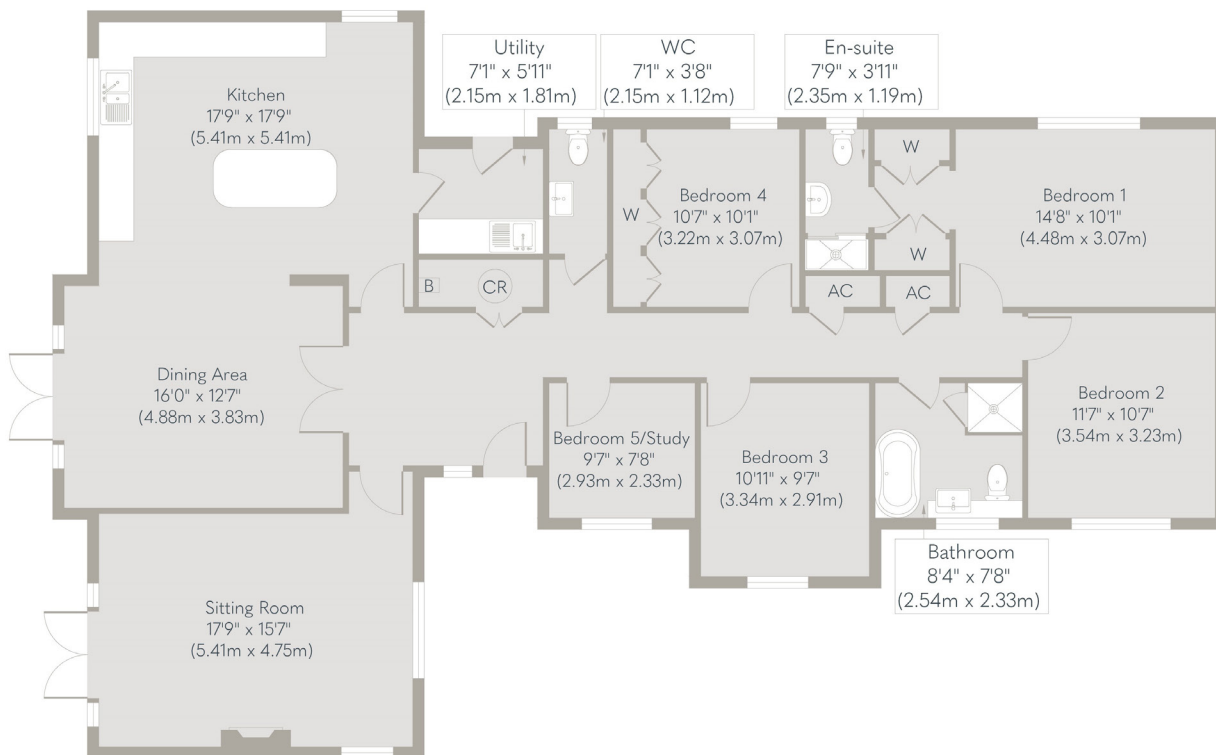
The level of craftsmanship and quality of materials used to construct such an impressive home are evident throughout, but the thought process of the design and orientation truly speaks volumes. This home exudes natural light thanks to its configuration, where the bedrooms enjoy the morning sun and cool throughout the day, whilst the living areas follow daylight until dusk. Correlyn enjoys the warmth of the sun superbly, securely held within the walls thanks to its modern method of construction and insulation.







Garage
Approximate Floor Area
226 sq. ft
(21.01 sq. m)



Ground Floor
Approximate Floor Area
1755 sq. ft
(163.06 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.

With ample parking to the front, a large single garage with electric up-and-over door, and low maintenance frontage, convenience and practicality are at the forefront. The side garden is accessed from the utility room, with a storage shed, space to hang washing, and raised vegetable beds to enable you to 'grow your own'.

The utterly beautiful, immaculately presented rear garden unashamedly shows the heart of this home. The main part of the garden features a blend of low-maintenance qualities thanks to the patio, whilst mature shrubs and plants gorgeously border this haven. The gazebo at the top of the garden is well-placed to enjoy a morning coffee, that evening tippie or to cater for those busy family events.

Correlyn is a truly special property that holds an incredible magic.





SOWERBYS — a new home is just the beginning

ALL THE REASONS

Roughton

IN NORFOLK
IS THE PLACE TO CALL HOME

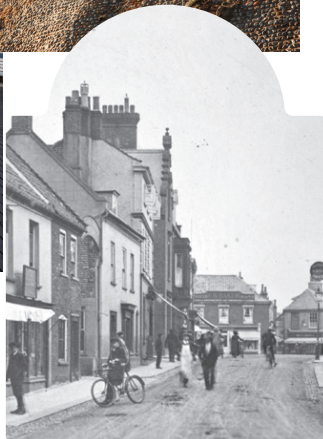
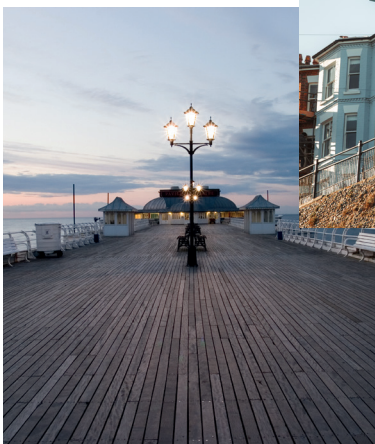
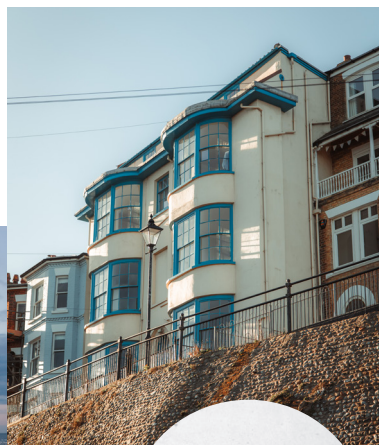


From National Trust parks to cliff-top walks and country lanes, there are many lovely walks to explore in

Roughton. The North Norfolk village has a primary school, petrol station with shop, pub and the local fish and chip shop!

There are three secondary schools within seven miles, plus Gresham's School in Holt and Beeston Hall at West Runton. The National Trust property of Felbrigg Hall is just two miles away and there are a network of footpaths in the local area.

Renowned for its award-winning sandy beaches, Banksy's Great British Spraycation artwork, and its famous Crabs, the scenic coastal town of Cromer is less than 5 miles away, boasting impressive views of the medieval church, which has the highest tower in Norfolk. There is also the spectacular Victorian pier, at the end of which is a restaurant and a 500 seat pavilion theatre. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).





“...there’s a lovely back drop of trees, and hawthorn full of birds.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Heating provided by air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0352-3846-7216-9123-6731

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: ///firebird.water.suits

SOWERBYS



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