



THE STORY OF

# 25A Melton Road

*Hindolveston, Norfolk*

SOWERBYS





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Hindolveston, Norfolk  
NR20 5DB

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Attractive Modern Home

Immaculate Order Throughout

Three Reception Rooms

Four Bedrooms

Family Bathroom and En-Suite  
Shower Room to Principal

Well-Maintained Garden

Off-Road Parking and Garage

Village Location

Convenient for Holt, Fakenham and Norwich

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**SOWERBYS HOLT OFFICE**

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A modern, attractive four-bedroom detached property in a non-estate location on the outskirts of Hindolveston. Completed in 2006, the property is well-balanced with generous proportions throughout. Set over two floors the accommodation spans over 1700 sq ft. and enjoys a south-westerly aspect over open countryside.

Inside, three reception rooms include a double aspect sitting room of over 22 ft in length along with a fabulous garden room and separate study. A delightful kitchen/dining room provides the ideal hub for the house and a social gathering space, whilst a utility room supports the kitchen with plenty of practical space.

On the first floor, the property boasts four bedrooms and includes a principal bedroom with en-suite as well as a further family bathroom.

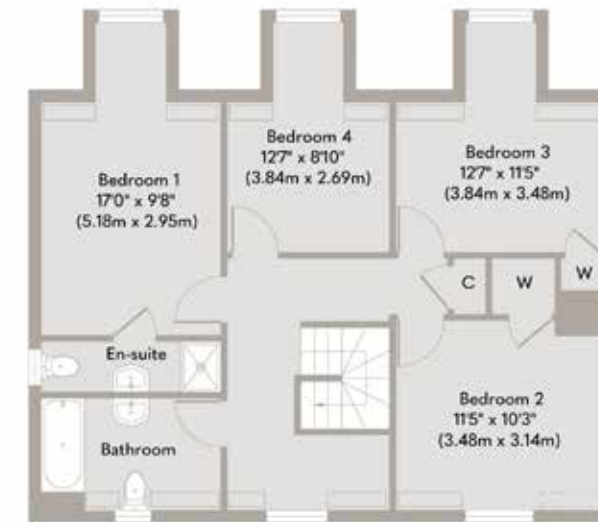
To the front of the property is an extensive shingled laid private driveway with parking for several cars. Landscaped to the front with a paved front terrace and path to the front door. The rear garden is a delightful and well-maintained space, mainly laid to lawn with mature and well-stocked shrub and herbaceous borders. With an extensive paved sun terrace, shingle laid pathways either side and gated access, the property enjoys countryside views from every aspect. A detached brick and tiled roof garage fitted with a sectional up and over door, double-glazed window to side. Extensive storage space in the eaves above, fitted with power and lighting.

Set in such a delightful village location surrounded by stunning open countryside, this is a wonderful place to call home.

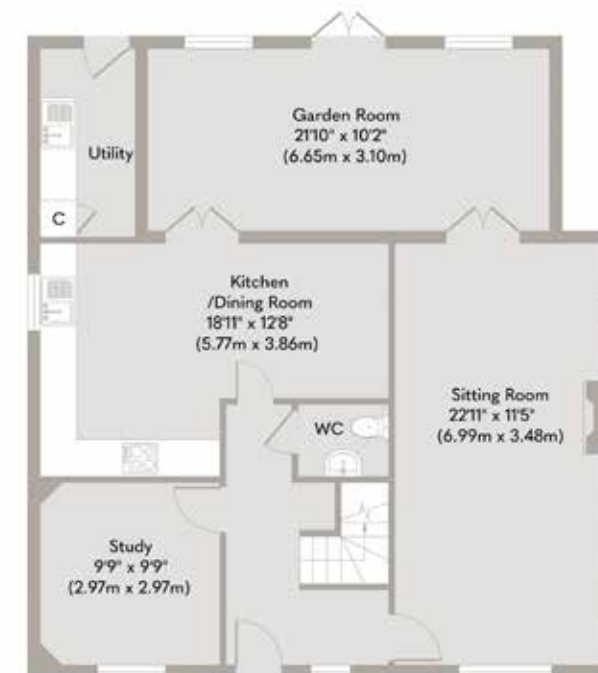








First Floor  
Approximate Floor Area  
730 sq. ft  
(67.78 sq. m)



Ground Floor  
Approximate Floor Area  
996 sq. ft  
(92.49 sq. m)



Garage  
Approximate Floor Area  
261 sq. ft  
(24.28 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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# Hindolveston

A STRONG SENSE OF COMMUNITY  
AND A FINE MARKET TOWN

A small friendly village in the heart of Norfolk with a close knit community. The village hall is a hive of activity, hosting many clubs and crafts, as well as bowls and a Friday night bar. Cinema nights are held through the winter months, and there's also a farm shop within 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. The church of St George the Martyr was built in 1932 after the original church fell down in 1892.

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.



## Note from the Vendor



"We have enjoyed the lovely quiet neighbourhood and visiting Holt Country Park."



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil-fired central heating.  
Full fibre to the premises.

### 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: ///risen.scouts.wager

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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