



THE STORY OF

12 Canon Marcon Way

Edgefield, Norfolk

SOWERBYS



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Edgefield, Norfolk
NR24 2RX

Three Generously Sized Bedrooms, Including a
Superb Principal with En-Suite Shower Room

Impressive Open-Plan Kitchen and Dining Space
with Direct Access to the Rear Garden

Elegant, Light-Filled Sitting Room Featuring
French Doors to the Patio

Detached Garden Cabin Offering Ideal Space for a
Home Office, Studio or Creative Retreat

Substantial Garage with Additional Storage –
Perfect for Hobbies or Practical Use

Beautifully Landscaped Rear Garden with a
Generous Patio, Ideal for Outdoor Entertaining

Tranquil Village Setting within Easy Reach of
Holt and the Stunning North Norfolk Coastline

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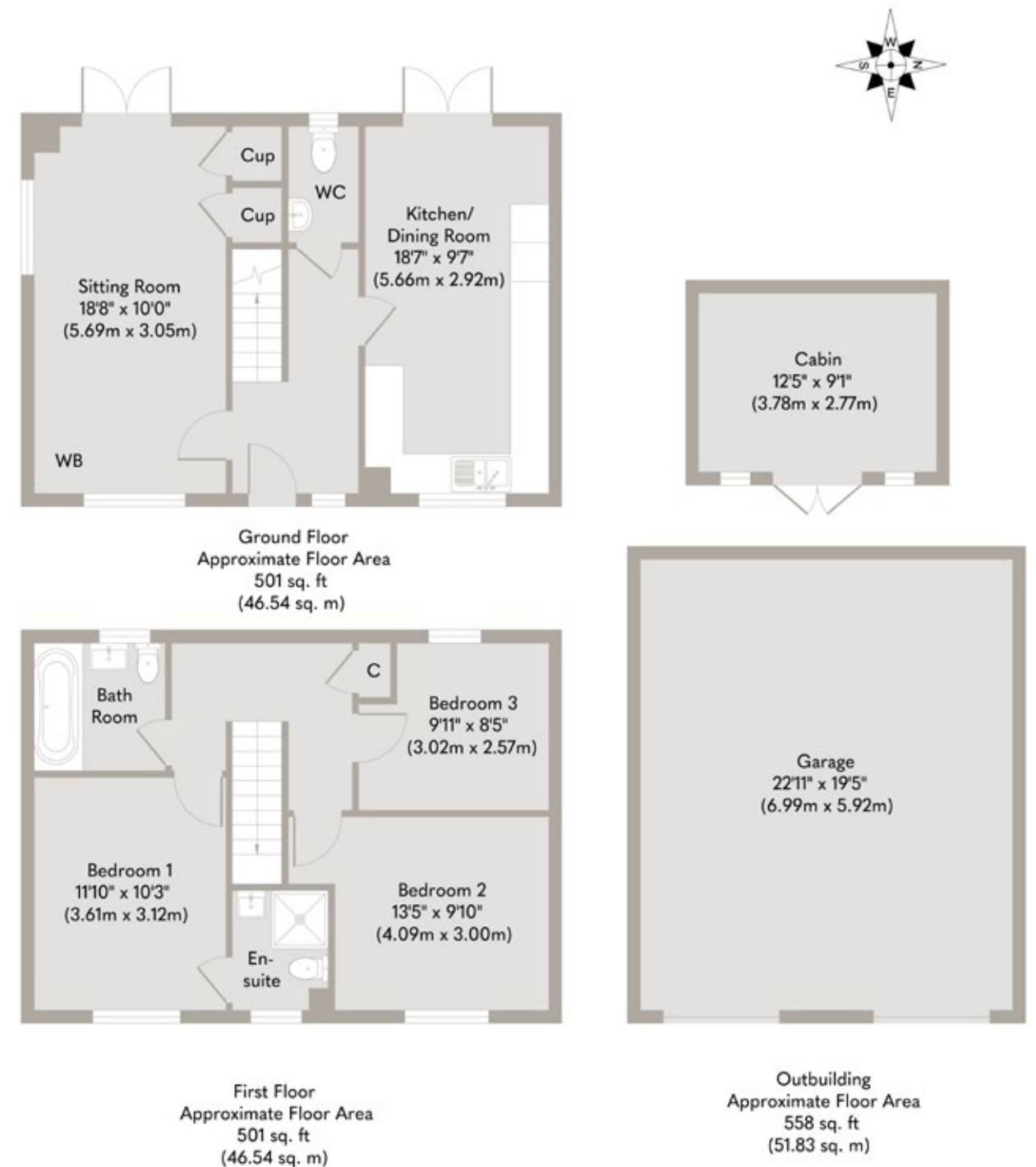
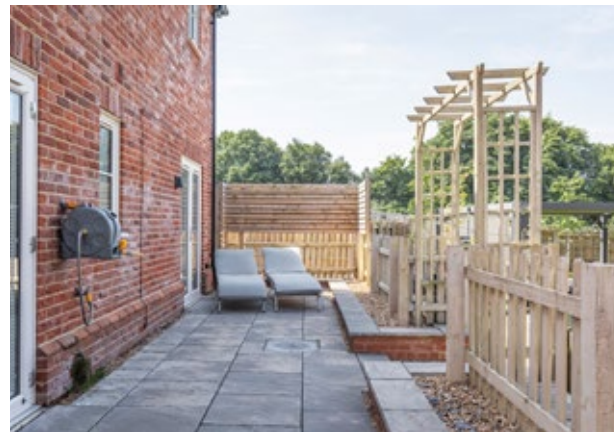


Tucked away in the desirable village of Edgefield, this beautifully presented three-bedroom family home offers a perfect blend of modern comfort and practical living. The ground floor boasts a welcoming sitting room with French doors that open to the rear garden, a sleek and contemporary kitchen/dining room ideal for family meals or entertaining, and a convenient WC. Clever storage solutions, including dual cupboards, add a functional touch, while the open layout invites light and space throughout.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom enjoying its own en-suite. A modern family bathroom completes the layout. The neutral décor and thoughtful layout make the home instantly welcoming, ready for new owners to move straight in. Every room has been designed with ease of living in mind, from the generous proportions to the practical finishes.

Outside, the property excels further with a large, landscaped garden, perfect for relaxing or entertaining on sunny days. A detached cabin offers endless versatility—home office, studio, or retreat—while the expansive garage provides excellent storage or workshop potential. Situated within easy reach of Holt and the North Norfolk coast, 12 Canon Marcon Way represents a rare opportunity to enjoy village life without compromise.





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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Edgefield

RURAL CHARM, VILLAGE GREEN, AND
JUST MINUTES AWAY FROM HOLT

Centred around its village green and pond, Edgefield is a pretty rural village, nestled in the Norfolk countryside. It's within easy reach of the north Norfolk coast, Cley-next-the-Sea and Blakeney being 7 miles away, and Norwich is around 19 miles to the south.

Just 3 miles away is the lively Georgian market town of Holt, with a traditional butcher, fishmonger and greengrocer, and its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. There's also a collection of chic boutiques and luxe lifestyle stores, and plenty of places to idle over a coffee or bite to eat.

Between Holt and Edgefield lies the Holt Country Park with extensive footpaths enjoyed by dog walkers, and regular family activities in an unspoilt natural setting. Edgefield village has a variety of activities based in the village hall, a church and a popular gastro pub, The Pigs, with luxury spa accommodation.



Note from Sowerbys



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SERVICES CONNECTED

Mains water, electricity and drainage. LPG gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0174-3809-7035-2700-2555

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: ///abacus.radically.justifies

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SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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