



THE STORY OF

April Cottage

Hindolveston, Norfolk

SOWERBYS



THE STORY OF

April Cottage

41 The Street, Hindolveston
Norfolk, NR20 5AS

Charming Brick and Flint Property

Private Garden

Integral Garage

Large Kitchen with Built-In Appliances
and Separate Utility Room

Three Floors

En-Suite to Principal Bathroom

Wood Burning Stove

Ample Driveway Parking

Quiet Village Location

No Onward Chain

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com

Built of traditional brick and flint and set back from the road behind mature hedging, this property enjoys both privacy and curb appeal.

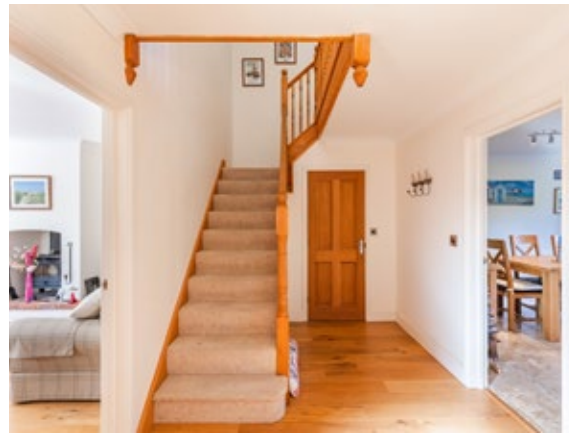
To the front, there is ample parking along with an integral garage. Inside, the house feels warm and inviting. The sitting room is a bright yet cosy space, centred around a wood-burning stove - perfect for relaxing evenings. The sociable kitchen/diner is the true heart of the home, fitted with an array of cupboards, built-in appliances and a central island, with french doors opening directly onto the patio and garden beyond. A separate utility room adds further practicality.

Upstairs, the first floor offers three generous double bedrooms and two bathrooms, with the principal bedroom enjoying its own en-suite. Two of the bedrooms also benefit from built-in wardrobes, providing excellent storage. The top floor features a spacious loft room, a versatile room that could also serve as a home office, studio, or playroom.

Outside, the garden provides a lovely space for both relaxation and entertaining, with lawned and patio areas.

“We enjoyed the slower pace of life in Norfolk, and our family has really loved the coast and local attractions.”

Offered chain-free, April Cottage combines village tranquillity with thoughtful design, making it an excellent choice for families or those seeking a lifestyle move.



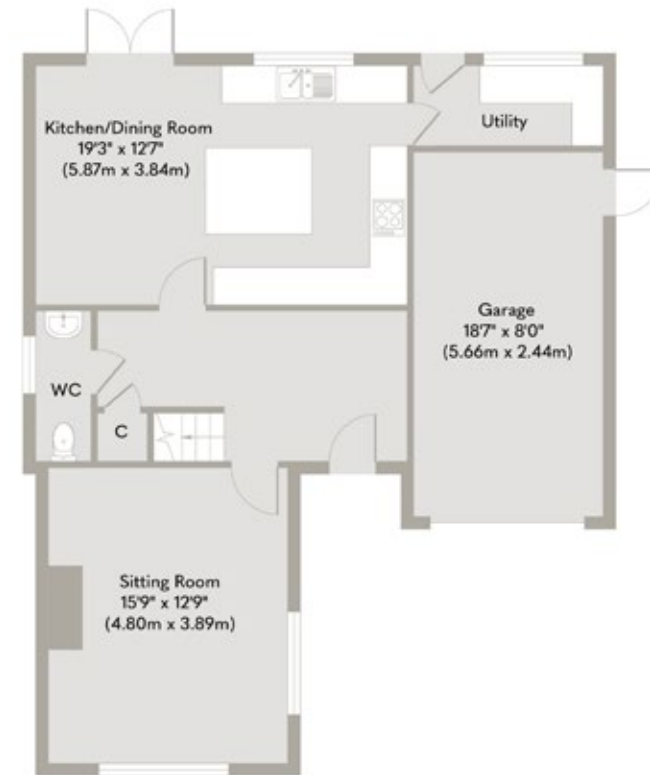


This has been our home for many years, cherished by our family. We have loved exploring Sheringham and the nearby National Trust sites.





Second Floor
Approximate Floor Area
324 sq. ft
(30.10 sq. m)



Ground Floor
Approximate Floor Area
667 sq. ft
(61.95 sq. m)



First Floor
Approximate Floor Area
843 sq. ft
(78.27 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.

Copyright V360 Ltd 2025 | www.houseviz.com

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



Kitchen/Dining Area

"Our home has been described as warm and welcoming. We especially love the kitchen and the garden on summer evenings."



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: ///servers.baffle.springing

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

