



THE STORY OF

55 Oxborough Road

Stoke Ferry, Norfolk

SOWERBYS



THE STORY OF

55 Oxborough Road

Stoke Ferry, Norfolk
PE33 9TA

Semi-Detached Family Home

Beautifully Decorated
Throughout

Open-Plan Kitchen/Dining
Room and French Doors

Spacious Sitting Room

Three Bedrooms

Family Bathroom and En-
Suite to Principal Bedroom

Fully-Enclosed Rear
Garden with Field Views

Ample Parking and Garage

Underfloor Heating
to Ground Floor

Quiet Location

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

This modern home, situated in a quiet location, offers ample space inside and out, making it ready for its next chapter.

The kitchen dining room has been the central gathering place. Friends and family naturally come together in this space, which is perfect for those who love to cook and entertain simultaneously.

The sitting room is a favourite, with added panelling that provides a cosy and comfortable atmosphere, while still offering plenty of space for more than just one or two people to enjoy.

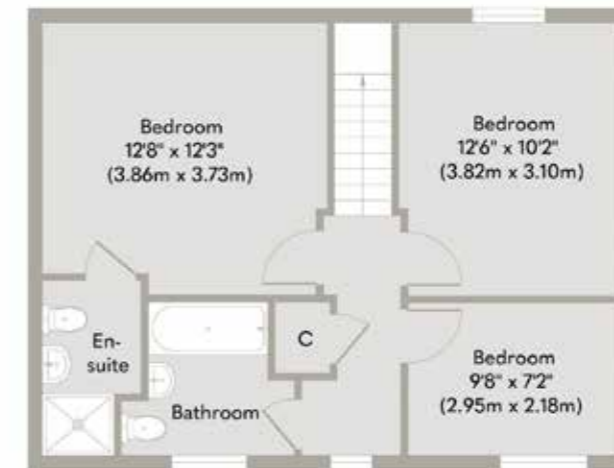
Upstairs, the bright landing provides access to three bedrooms and a family bathroom. Two of the bedrooms are spacious doubles, while the third bedroom has been re-purposed as a home office with beautiful field views. The main bedroom also features its own en-suite.

The outside space is low maintenance. The front features a gravel drive leading to a single garage, providing ample parking spaces, while flower beds soften the look. The rear garden is carefully designed to capture the sun throughout the day, with multiple sitting areas and a perfect patio for summer barbecues, as well as a lawn for various outdoor activities.

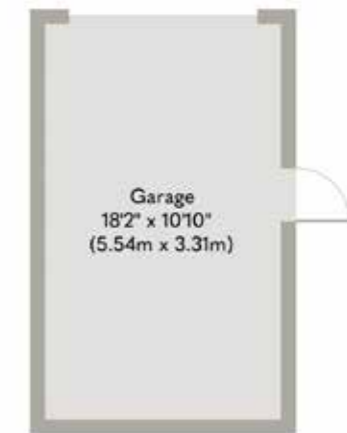
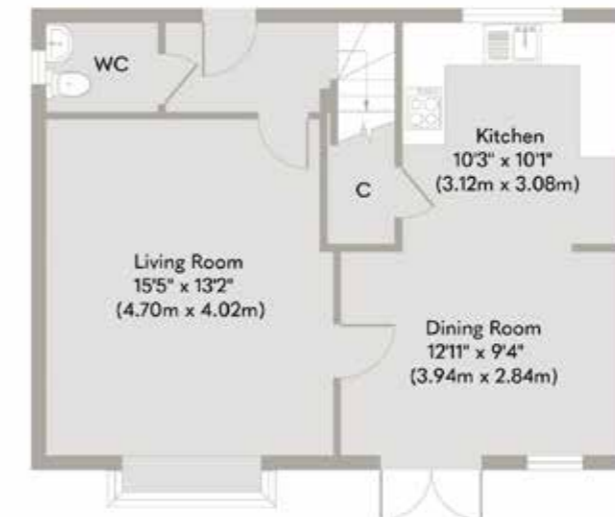


A wonderful space to gather...hosting many dinners and barbecues for friends and family.





First Floor
Approximate Floor Area
525 sq. ft
(48.76 sq. m)



Ground Floor
Approximate Floor Area
536 sq. ft
(48.77 sq. m)

Garage
Approximate Floor Area
197 sq. ft
(18.33 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 2024 | www.houseviz.com

Stoke Ferry

PEACEFUL AND IDYLIC VILLAGE



Stoke Ferry is a picturesque village located in the Breckland district. It offers a peaceful and idyllic setting for those looking to live in a tranquil rural environment. The village is surrounded by beautiful countryside, and its close-knit community makes it an appealing place to call home.

Housing in Stoke Ferry consists mainly of charming cottages and traditional homes, many of which boast lovely gardens and scenic views. The village has a range of local amenities, including a primary school, post office, and a welcoming pub, providing residents with essential services within easy reach.

For nature enthusiasts, Stoke Ferry is ideally situated near the stunning Ouse Washes Nature Reserve, offering a wealth of outdoor activities such as birdwatching, walking, and cycling. Additionally, the nearby market towns of Downham Market, Swaffham and King's Lynn provide further shopping, dining, and leisure options, ensuring that residents have access to everything they need while still enjoying the serenity of village life.

Overall, Stoke Ferry, Norfolk presents a wonderful opportunity for those seeking a peaceful and close community-oriented lifestyle in a beautiful rural setting.



Note from the Vendor



“My favourite part of the house is the garden, its simply beautiful view from every angle.”

55 Oxborough Road's garden.



SERVICES CONNECTED

Mains water and electricity. Air source central heating with underfloor heating to ground floor.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8893-7330-5089-6451-9906

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: ///wordplay.fixed.claim

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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

