



**JORDANS**

Pecks Lane, Edgefield, NR24 2RW  
Guide Price £625,000

**BROWN & CO**  
COCKERTONS





# JORDANS

Pecks Lane, Edgefield, NR24 2RW

## DESCRIPTION

Jordans is a detached residence situated on a quiet lane in the peaceful village of Edgefield. The property is approached via a gravelled driveway providing ample off road parking leading to a double bay carport. The delightful, landscaped garden grounds are a real feature of Jordans, the exterior is divided into individual areas including a paved terrace and grassed and shingled areas. Mature trees and hedges border the boundaries of this well stocked garden and includes a varied selection of plants and shrubs. Uninterrupted views over open fields can be enjoyed from the first floor. This beautifully presented property boasts a living room, conservatory, open plan kitchen/dining room, utility room, three bedrooms including a master suite, study/bedroom four and three bathrooms.

## LOCATION

Edgefield is a delightful village within easy reach of the North Norfolk coastline. The village is well known for the popular pub - The Pigs. There is also a church, village hall, garage and garden centre.

The beautiful Georgian town of Holt is approximately three miles away and has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools. The North Norfolk Coast is a short drive away and boasts superb walking, golfing, sailing and bird watching activities.

The cathedral city of Norwich is just twenty miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.





## SPECIFICATION

- Detached Residence
- Peaceful Village Location
- Situated on a Quiet Lane
- Detached Double Bay Car Port
- Ample Off Road Parking
- Individual Garden Grounds
- Well stocked with Mature Trees, Shrubs & Hedging
- Three Reception Rooms
- Master Suite
- Two further Bedrooms
- Three Bathrooms
- Kitchen/Dining Room
- Utility Room
- Beautifully Presented Throughout
- Uninterrupted views over Open Fields
- Oil Fired Central Heating & Double Glazing

## GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





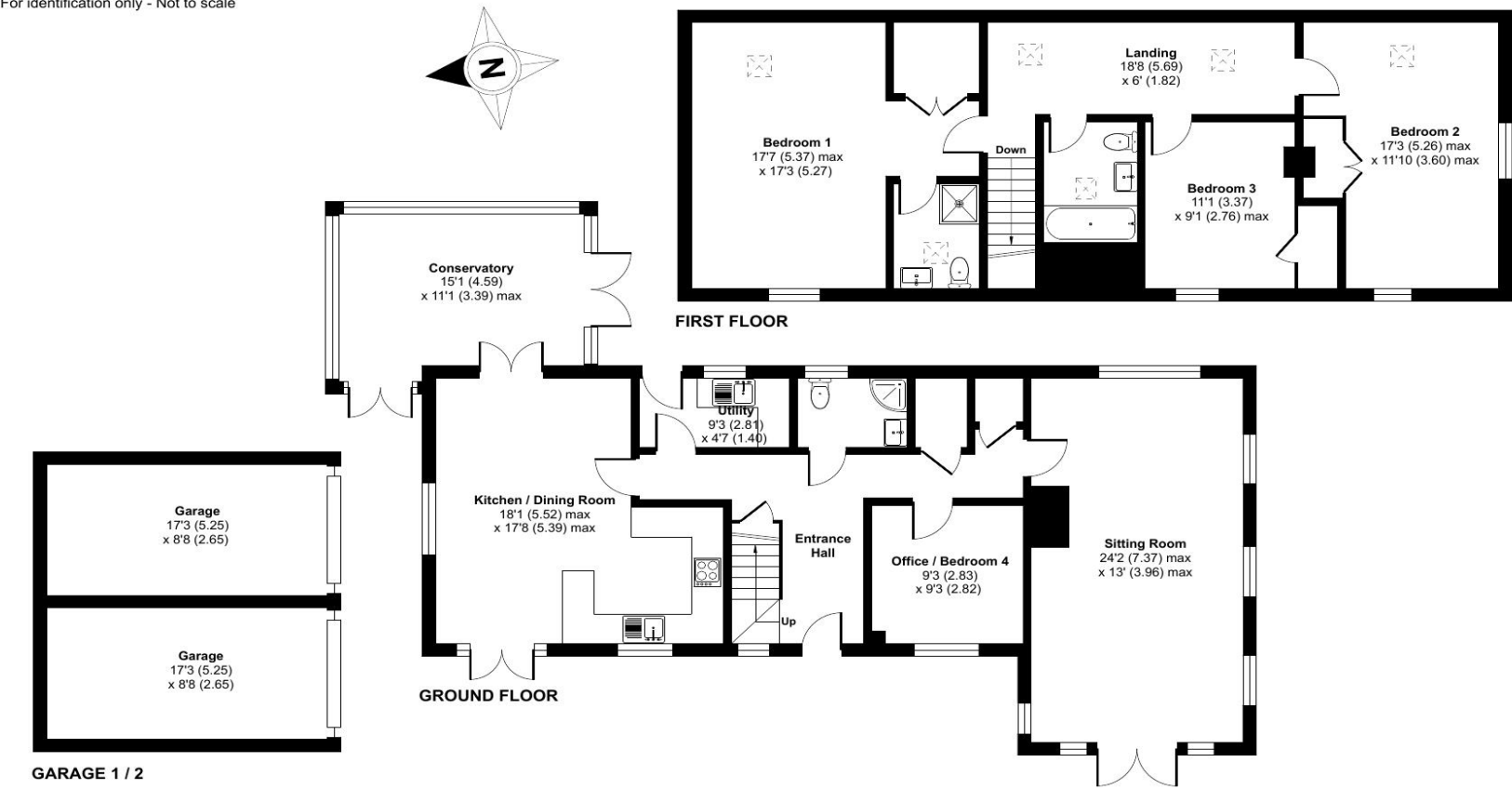






# Pecks Lane, NR24

Approximate Area = 1977 sq ft / 183.6 sq m  
Garages = 300 sq ft / 27.8 sq m  
Total = 2277 sq ft / 211.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Brown & Co. REF: 1235199

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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