



Hillside, Sedgford, PE36 5NF

welcome to

Hillside, Sedgeford

A three bedroom semi detached home in Sedgeford with open-plan living, a generous garden and close to Sandringham and the coast. Main residence restriction applies (Norfolk connection required).



Found in the ever-desirable village of Sedgeford, this semi detached home offers a wonderful chance to settle into North Norfolk life. With a welcoming local pub, a strong sense of community and easy access to Sandringham and the stunning Norfolk coastline, the location is as appealing as the property itself.

Inside, the home provides well balanced accommodation including three comfortable bedrooms, a modern bathroom and an open plan living/kitchen/dining space - perfect for today's lifestyle, whether that's entertaining friends, enjoying family meals or simply relaxing at the end of the day.

Outside, the property enjoys a generous frontage and a sizeable rear garden - ideal for growing vegetables, keeping pets or simply embracing the good life in a rural setting. This is a home that encourages both practicality and enjoyment.

Please note, due to a covenant, this property must be purchased as a main residence and buyers must either live in Norfolk or have worked within the county for a minimum of three years.

Entrance Hall

Lounge-Diner

20' 2" x 9' 8" max (6.15m x 2.95m max)

Kitchen Area

10' 7" x 6' 6" (3.23m x 1.98m)

First Floor

Bedroom One

13' 2" min x 9' 11" (4.01m min x 3.02m)

Bedroom Two

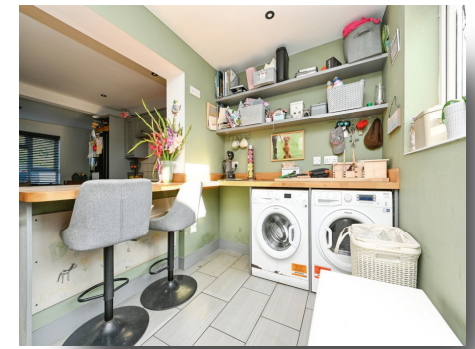
9' 9" x 9' 5" max (2.97m x 2.87m max)

Bedroom Three

8' 11" max x 7' 5" (2.72m max x 2.26m)

Bathroom

Agents Note



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welcome to Hillside, Sedgeford

- Semi-detached home in sought-after Sedgeford village
- Open-plan living/kitchen/dining space
- Three bedrooms and modern bathroom
- Good sized frontage and generous rear garden
- Close to village pub, Sandringham Estate, and North Norfolk coast

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN104967 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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