



Introducing
Meadow Rise, South Creak

SOWERBYS

Upon arrival, prospective tenants are immediately welcomed in to an entrance porch with a hallway beyond leading to the well appointed ground floor accommodation.

Home to an abundance of both cupboard and worktop units, the modern fitted kitchen is perfect for those looking to display their culinary skills. The fully equipped kitchen is offered with an integral electric oven, hob, fridge freezer, washing machine and a slimline dishwasher.

Featuring an operational fireplace providing an ambient heat, the cosy sitting room provides the ideal spot for relaxing after a day of exploring the enchanting North Norfolk countryside. The reception space is extended further in the shape of conservatory which allows for both entertainment and reception throughout all times of the day. Completing the ground floor accommodation is a cloakroom with wash basin and WC.

Stairs from the entrance hall lead to the first floor bedroom and bathroom accommodation.

Bathed in natural light, both the primary and second bedrooms are generous double rooms sharing an uninterrupted countryside aspect. The third bedroom is a smaller double room which has been furnished with bunk beds and a wardrobe. Complementing the bedrooms, the family bathroom comprises a shower over bath, wash basin, WC and a heated towel rail.

Externally, the property is approached via a gravel driveway providing parking for one vehicle. Additional parking can be found in the development's communal car park. The private enclosed garden features a low maintenance lawn and a patio area.

Offered on a fully furnished basis, the cottage is available now.

SOUTH CREAKE

A very popular rural village, South Creake has a pretty village green through which the River Burn runs.

The village has a vibrant community and the busy village

hall is home to many events. There is a children's play area, tennis courts and fishing lakes.

South Creake is ideally located for exploring the stunning north Norfolk coast. It is positioned centrally, offering easy access to a variety of popular coastal destinations, including Wells-next-the-Sea, Brancaster, Blakeney, and Hunstanton.

South Creake is about five miles from the village of Burnham Market which is located close to the mouth of the River Burn. A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. For amenities, Burnham Market Stores is well-stocked and The Post Office, Burnham Motors Garage - for mechanical needs - and the petrol station are all also very useful. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

COUNCIL TAX

Band B.

LOCATION

What3words - ///differ.outright.friday

AGENT'S NOTES

No Pets

Oil Central Heating

Available Now

Fully Furnished Property

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



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.



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