



Introducing
16 Meadow Rise,
South Creake

SOWERBYS

Located in the highly desirable village of South Creake, this beautifully presented three-bedroom home offers elegant open plan living accommodation with modern finishes throughout, complemented by stunning countryside views to the rear.

Upon entering the property, prospective tenants are greeted by a welcoming entrance leading into the impressive open-plan living space. The sitting area provides a comfortable setting for relaxation amongst the upcoming Autumnal months. The dining area, boasting impressive dimensions offers an ideal spot for entertainment and reception throughout all times of the day.

The contemporary kitchen, thoughtfully designed for both practicality and style, is fitted with a range of base units and an integrated electric hob and oven. There is space provided for a fridge and washing machine, with additional features including a breakfast bar, tiled flooring, and stylish splashbacks - the perfect space for those looking to display their culinary skills.

Completing the ground floor accommodation is the third bedroom, a comfortable double room which could alternatively be utilised as a snug or as an office/study, ideal for those working remotely.

Stairs from the open plan living space lead to the first floor bedroom & bathroom accommodation.

Both the primary and second bedrooms within the property are extensive double rooms allowing for all desired furnishings. Complimenting the bedrooms is the family bathroom has been modernised to include a bath with a waterfall shower over, wash hand basin, built-in storage, and tiled flooring, all finished in a contemporary style. Completing the first floor is an additional cloakroom with wash basin and WC.

Externally, the property boasts a private patio garden to the rear, providing a delightful space for outdoor dining or simply enjoying the far-reaching field views. Ample parking can be found at the top of the

development within a communal car park.
Available Now.

SOUTH CREAK

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's a children's play area, tennis courts, fishing lakes and a football team. Within the village is a popular cake stall as well as a fruit and veg stand. The village is also home to The Yorke Trust - a charity which provides musical education to children and students who may not otherwise have this benefit.

South Creake is perfectly positioned for the beautiful North Norfolk coast, with Wells-next-the-Sea just six miles away. With its sandy beach and charming candy-striped huts, it makes for a perfect day at the seaside, whilst also being filled with cultural gems, delightful eateries and everyday essentials.

AGENTS NOTE

No pets.
Unfurnished.
Available now.
Electric heating.
12 month initial tenancy.

COUNCIL TAX

Band A.

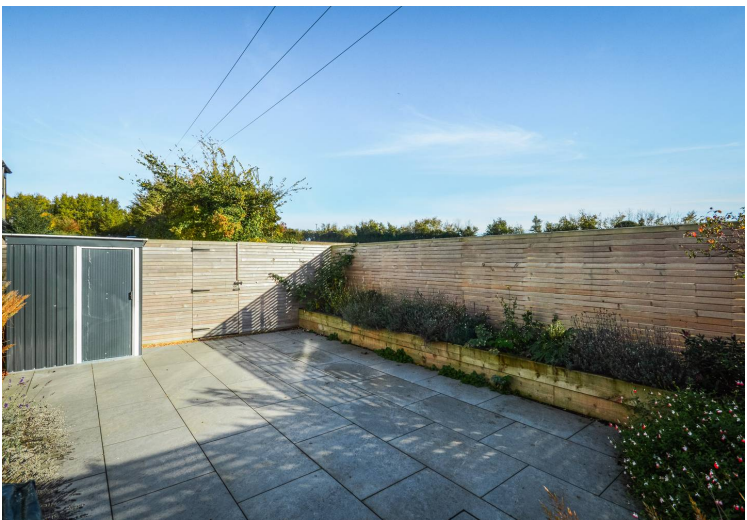
ENERGY EFFICIENCY RATING

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.

LOCATION

What3Words: [///thirsty.showcases.cove](https://www.what3words.com/#!/en/0G8G-0G8G-0G8G)



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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

