



OFFERS OVER

£450,000

The Street, Lessingham, NR12 0DG

Arnolds | Keys



THE PROPERTY

Shepherds Croft The Street, Lessingham, NR12 0DG

Nestled in the idyllic village of Lessingham, this charming four bedroom detached property offers a wonderful blend of character, space and versatility – perfect for modern family living. Thoughtfully adapted by the current owners, the property boasts a superb principal room with dressing room and ensuite. The welcoming living room features a cosy wood burner while the heart of the home is the impressive, modern kitchen/diner, a versatile reception room; currently used as a snug, a dedicated home office, utility room, an additional bedroom and a family bathroom complete the groundfloor accommodation.

To the first floor are a further two bedrooms and a WC.

Outside, the large garden provides a delightful and well maintained outside space, complete with a pond, a private courtyard seating area and a patio area at the rear of the garden overlooking the meadow beyond. There is also a substantial shed and summerhouse (currently utilised as a gym) and a spacious driveway.



The property enjoys generous grounds, with plenty of parking to the front and a spacious, mature rear garden with a beautiful range of shrubs and a delightful seating area over looking the meadows beyond – a perfect spot to watch the sunset.



4



2



3



C



E

THE DETAILS

Property Details

ENTRANCE HALL

uPVC door to front, engineered wooden flooring.

LIVING ROOM

Double glazed window to front aspect, engineered wooden flooring, wood burning stove

BEDROOM ONE

Double glazed window to front aspect, laminate flooring, radiator, door to dressing room fitted with rails and shelving units, door to:-

ENSUITE

Shower cubicle with electric shower, vanity unit with wash hand basin and WC, heated towel rail, extractor fan, laminate flooring

KITCHEN DINER

Double glazed bay window to rear and window to side aspect, engineered wooden flooring, wall and base units with inset one and a half sink and drainer, space and plumbing for dishwasher, double Rangemaster oven with 6 ring gas hob and cooker hood over, radiator.

RECEPTION ROOM

Double glazed windows to rear aspect, laminate flooring.

UTILITY ROOM

uPVC French doors to garden, vinyl, space and plumbing for washing machine and tumble dryer, wall and base units with inset sink and drainer.

INNER HALL

Laminate flooring, carpeted stairs to first floor, built in storage cupboard.

STUDY

Fluted window to side aspect, laminate flooring.

BEDROOM TWO

Double glazed window to front aspect, built in wardrobes with mirrored sliding doors, built in cupboard, laminate flooring.

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a bath with mixer tap and electric shower over, vanity unit with wash hand basin, WC, vinyl flooring, heated towel rail, airing cupboard with shelves, fully tiled walls and extractor fan.

FIRST FLOOR LANDING

Carpet, doors to:-

W/C

W/C, wash hand basin, vinyl flooring, extractor fan.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator, eaves storage.

BEDROOM FOUR

Double glazed window to side aspect, carpet, radiator.

EXTERNAL

To the front the property features a spacious shingle driveway providing parking for multiple vehicles. The rear garden is delightfully well maintained with a large lawned area and borders of mature shrubs and flowers, with a paved patio seating area to the rear overlooking meadows, and an enclosed courtyard garden. There is a substantial shed and summer house, which is currently being used as a gym and a pond.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, gas and water connected.

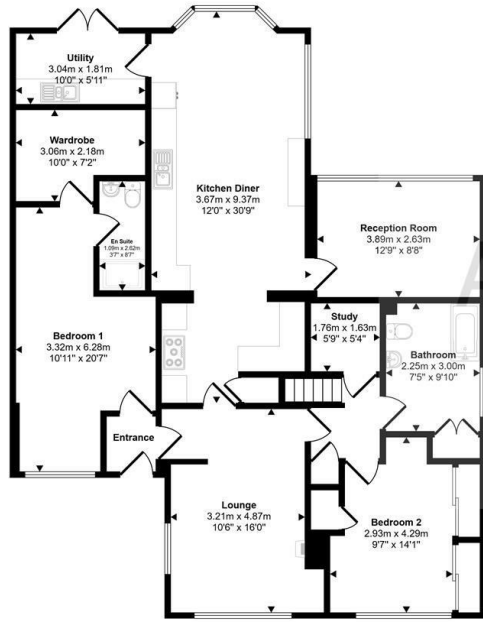
Council tax band: C



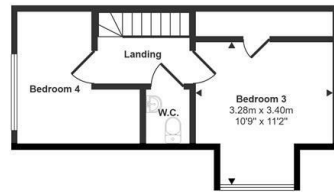
Location

Lessingham is a charming rural village surrounded by open farmland and scenic walking routes. The village boasts a network of footpaths and cycle routes leading through countryside and towards the nearby coastline and features a traditional village pub, village hall, and nearby schooling options. A wider range of facilities can be found in the market town of Stalham (approx. 2-3 miles), which offers a supermarket, independent shops, post office and library. Further amenities, including larger supermarkets, healthcare services and schooling, are available in North Walsham (approx. 7 miles), and the historic city of Norwich is also within easy reach.

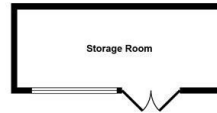
Approx Gross Internal Area
173 sq m / 1865 sq ft



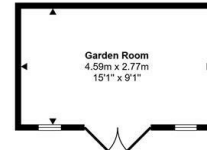
Ground Floor
Approx 126 sq m / 1353 sq ft



First Floor
Approx 26 sq m / 277 sq ft



Storage Room
Approx 9 sq m / 98 sq ft



Garden Room
Approx 13 sq m / 137 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	