



Introducing  
The Annexe  
Whissonsett Hall

**SOWERBYS**

Upon arrival at the annexe, prospective tenants are immediately welcomed in to the open plan living area, which is without doubt the hub of this charming property. The modern fitted kitchen is offered with an integral electric oven, hob, fridge and a washer/dyer. Beyond the kitchen, prospective tenants will find a cosy sitting area which flooded in natural light enjoys an uninterrupted, picturesque countryside aspect.

The primary bedroom within the property is a spacious double room benefiting from the luxury of an en-suite comprising a walk in shower, wash basin, WC and a heated towel rail.

Externally, the property benefits from one allocated parking space.

Available now.

#### **WHISSONSETT**

Whissonsett is a charming village in the heart of Norfolk, known for its peaceful countryside atmosphere and warm community feel. Surrounded by gently rolling fields and rural landscapes, Whissonsett offers an idyllic lifestyle with a variety of traditional Norfolk homes and cottages. Residents enjoy the village's close proximity to scenic walking trails and open green spaces, making it a haven for nature lovers.

Nearby, the market town of Fakenham is just a short drive away, offering a range of amenities including supermarkets, independent shops, and a weekly market that draws locals and visitors alike. Fakenham also features leisure options such as the popular Fakenham Racecourse and Pensthorpe Nature Reserve, providing family-friendly attractions and outdoor activities.

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To the east, the quaint village of Litcham offers its own blend of rural charm, with a historic church, a local pub, and access to Litcham Common, a designated Local Nature Reserve rich in wildlife. The town of Dereham is also within easy reach, providing a wider array of shops, eateries, and cultural attractions.

With its picturesque surroundings and proximity to well-serviced towns and villages, Whissonsett is an ideal spot for those looking to enjoy Norfolk's countryside while still having convenient access to modern amenities and community life.

#### **AGENTS NOTES**

No Pets

Available Now

Oil Central Heating

12 Month Initial Tenancy

Fully Furnished Property

Council Tax, Water & Wi-Fi Included

#### **ENERGY EFFICIENCY RATING**

To be confirmed. 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: ///vine.electric.sprains



# 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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