



THE STORY OF

# 63 The Street

*Kettlestone, Norfolk*

SOWERBYS



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# 63 The Street

Kettlestone, Norfolk  
NR21 0JB

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Detached House

Village Location

Four Bedrooms

Large Plot

Versatile Accommodation

Integral Garage

En-Suite Bathroom

Potential to Modernise

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This property presents as a wonderful opportunity to purchase a detached village home, nestled in a large and private plot, whilst providing the potential to alter and transform this family home.

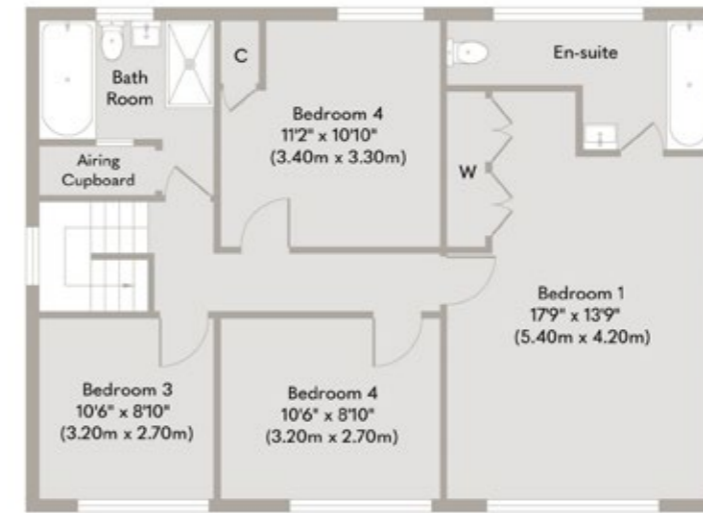
The ground floor accommodation is thoughtfully designed to offer a flexible layout. The large lounge benefits from dual aspect windows overlooking the front and rear gardens. The kitchen is linked by a dining room to one side, and useful utility room to the other. A more recent alteration to the property is the remaining ground floor reception room which now benefits from an en-suite wet room enabling this room to be used as a downstairs bedroom if required. Alternatively making for an ideal office.

On the first floor, there are four bedrooms all of generous sizes. The principal bedroom benefits from a large en-suite bathroom, and the other bedrooms are serviced by the family bathroom.

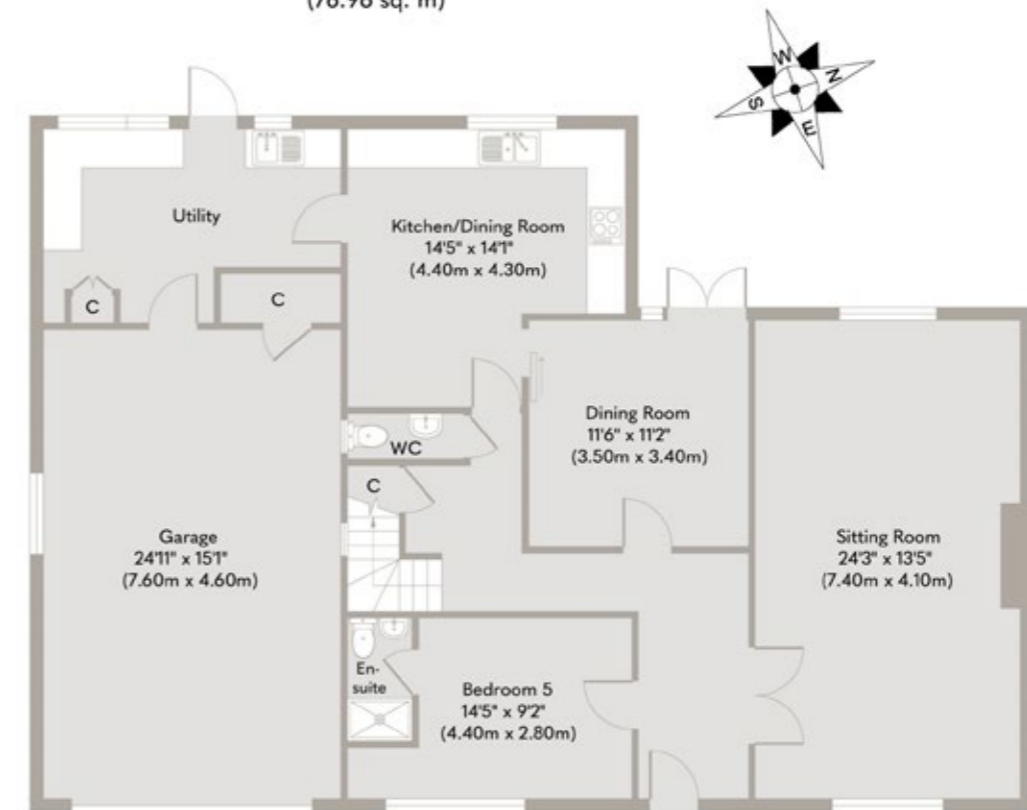
The property is sat back behind trees and hedging, creating a really private and peaceful garden. The large plot includes an array of mature plants and shrubs and could be easily landscaped to the next owners desire.

This home offers a wealth of space and makes the ideal family home. Offered to market with no onward chain, 63 The Street is a delightful village home.





**First Floor**  
 Approximate Floor Area  
 828 sq. ft  
 (76.96 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 1,489 sq. ft  
 (138.32 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Kettlestone

QUAINT VILLAGE LIVING, NEAR  
COAST AND CULTURE

A small village with a church and vibrant village life - and hall too - Kettlestone is within easy reach of the market town of Fakenham with its shops, banks, cinema and weekly market.

Seven miles to the east is the lovely Georgian market town of Holt with a wider range of shops, pubs and restaurants, and Gresham's School. The north Norfolk coast is within easy driving distance with its miles of sandy beaches, marshes, golf courses and sailing clubs. King's Lynn and Norwich are both within reasonable driving distance and have direct main line rail links to London.

Fakenham offers plenty to keep you entertained - including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs - a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a spirited agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing - spot the printing blocks which have been set in the surface of the market place and date back to 1250.



*Note from Sowerbys*



“Offered to market with no onward chain, 63 The Street is a delightful village home.”

## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref: 9627-3041-6201-5804-7204

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///cosmic.evenings.evolution

## AGENT'S NOTE

The property was subject to further investigation following concerns raised during a previous buyer's survey regarding historic structural movement. The vendor's insurers subsequently commissioned inspections and monitoring over a number of months. A final report concluded that there was no evidence of ongoing movement and stated that the damage was not attributable to foundation movement or subsidence. A copy of the report is available for interested parties upon request, and buyers are encouraged and responsible to make their own investigations where appropriate before purchase.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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