



THE STORY OF

1 Cricketers Close

Wood Norton, Norfolk

SOWERBYS



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Wood Norton, Norfolk
NR20 5UB

Recently Renovated Three-
Bedroom Detached Home

Beautifully Presented and Ready to Move into

Spacious Sitting Room with Oak Parquet
Flooring, Log Burner and Bi-Fold Doors

Stylish Shaker-Style Kitchen with Quartz
Worktops and Breakfast Island

Separate Dining Area Ideal for Entertaining

Three Double Bedrooms, all
with Built-In Wardrobes

Principal Bedroom with Contemporary En-Suite

Superb Family Bathroom with
Large Walk-In Shower

Private South-Facing Garden with
Patio, Seating Areas and Pond

Ample Parking, Integral Garage
and Useful Loft Storage

SOWERBYS HOLT OFFICE

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Situated in the peaceful Norfolk village of Wood Norton, this attractive detached home has been comprehensively renovated and upgraded, creating a stylish and comfortable property ideally suited to modern family life.

The works, completed in 2025, include a new NIBE air source heat pump with Nu-Heat underfloor heating to the ground floor, a contemporary fitted kitchen, new bathrooms, flooring and carpets, together with a full programme of redecoration.

The ground floor is centred around a welcoming sitting room, featuring oak parquet flooring, a log-burning stove and a lovely triple aspect. Bi-fold doors open directly onto the rear garden, creating an excellent connection between the house and outside space. An opening beside the fireplace leads through to a separate dining area, providing an elegant setting for entertaining.

The kitchen is a particular highlight, combining shaker-style cabinetry with quartz worktops and a central island with breakfast bar. Integrated appliances include an electric oven, induction hob, extractor and dishwasher. A useful utility room, with access to the garden and integral garage, and a cloakroom complete the ground floor.

Upstairs are three generous double bedrooms, all with built-in wardrobes. The principal bedroom overlooks the rear garden and benefits from a smart en suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom with attractive tiling and a large walk-in shower.





Beautifully renovated,
with comfort and style at
its heart.

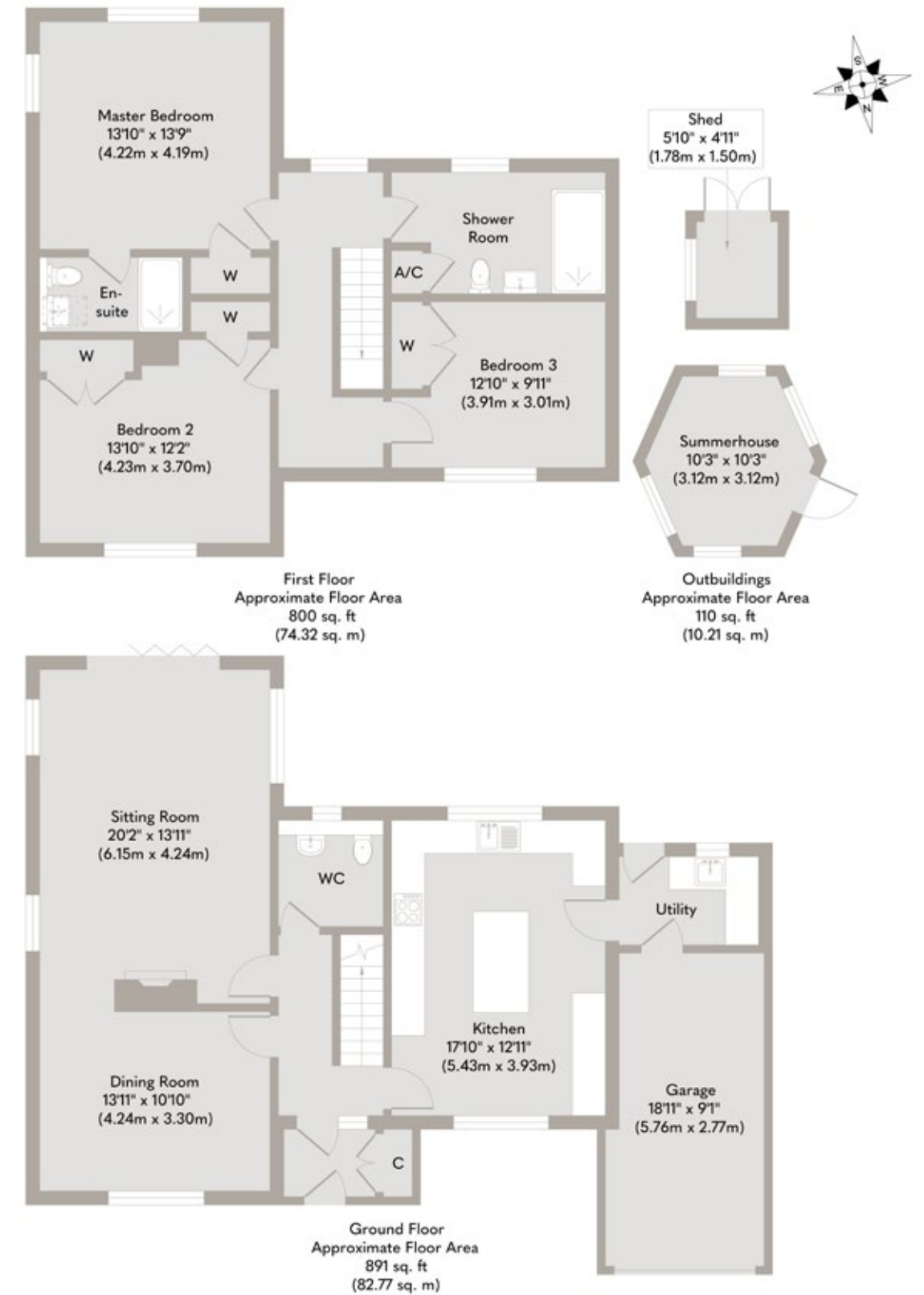


A shared gravel driveway leads to the property's generous block-paved parking area, with further parking available behind double gates to the side. The integral garage offers additional storage and benefits from power, lighting, an electric door and loft storage.

The enclosed south-facing rear garden is predominantly laid to lawn, with well-stocked borders and several seating areas. A patio adjoining the house provides an ideal spot for outdoor dining, while a further covered seating area and a tranquil pond towards the end of the garden add to its appeal. A summer house, shed and log store complete this versatile outside space.

We understand that the property is subject to a monthly charge of £35 towards the maintenance of the shared sewage treatment plant.





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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Wood Norton

A SMALL NORFOLK VILLAGE

A typical small Norfolk village. Wood Norton was owned by Christ Church Oxford up until then 1950s.

Just 8 miles away a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local ‘Love Holt’ initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and ‘Poppy Line’ heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living. Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There’s no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham’s school.



Note from Sowerbys



“Gather around the kitchen island or retreat beside the log-burning stove.”



SERVICES CONNECTED

Mains water and electricity. Drainage via sewerage treatment plant. Air source heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0390-2536-4420-2626-7031

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: ///reflect.cooked.inner

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SOWERBYS

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