



**Rosedene, The Street, Great Cressingham, IP25 6NL**

**welcome to**

**Rosedene, The Street, Great Cressingham**

>>PICTURESQUE VILLAGE LOCATION. Versatile 3/4 bedroom detached, period house, set within extensive gardens with off-road parking and garage. Offering a semi-rural, non-estate setting, this charming home boasts a lounge with wood burner, contemporary kitchen, en-suite, family bathroom and much more!



### **Accommodation:**

Part glazed external entrance door opening to:

### **Entrance Hall**

Solid oak staircase rising to the first floor landing, under floor heating, oak flooring, UPVC double glazed window to the rear aspect, door opening to the kitchen, study and further door opening to :

### **Lounge**

Inset wood burner with marble hearth and oak surround, under floor heating, television point, oak flooring, three UPVC double glazed windows to the front aspect.

### **Kitchen/Dining Room**

A range of wall and floor mounted fitted kitchen units with quartz work surfaces over, inset stainless steel sink with mixer tap and boiling water tap, splash backs and surrounds, Rangemaster cooker with cooker hood over, integrated dishwasher, integrated fridge/freezer, under floor heating, tiled flooring, inset ceiling spotlights, centre island, space for a dining table, dual aspect UPVC double glazed windows to the front and rear aspects, composite double glazed door opening to the rear garden, door opening to:

### **Utility Room**

A range of matching floor and wall mounted fitted kitchen units with work surfaces over, plumbing for washing machine, space for a tumble dryer, under floor heating, UPVC double glazed window to the rear aspect, door opening to:

### **Ground Floor Cloakroom W.C.**

Suite comprising low level w.c. and wall hung vanity unit hand wash basin with tiled splash backs, tiled flooring, UPVC double glazed window to the front aspect.

### **First Floor Landing**

Carpet flooring, loft access, UPVC double glazed feature window overlooking the rear aspect, doors opening to all three bedrooms and the family bathroom.

### **Master Bedroom**

Radiator, carpet flooring, UPVC double glazed window to the rear aspect, doors opening to the wardrobe area and the en suite shower room.

### **En-Suite Shower Room**

Suite comprising low level w.c., wall hung vanity unit hand wash basin, bidet, double length walk-in shower with mains connected shower and glass shower screen, fully tiled floor and walls, heated towel rail, UPVC double glazed window overlooking the front aspect.

### **Bedroom 2**

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect..

### **Bedroom 3**

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect..

### **Family Bathroom**

Stunning 5 piece bathroom suite comprising low level w.c., wall hung vanity unit hand wash basin, bidet, free standing bathtub with central mixer tap and hand-held shower attachment over, double length walk-in shower with glass shower screen and mains connected shower, tiled floor and walls, wall mounted bathroom cabinet, two heated towel rails, shaver point, UPVC double glazed windows to side and rear aspects.

### **Outside**

This beautiful property is accessed via a wrought iron gate leading to the front door. To the side of the house is a gated entrance to a good sized, brick weave driveway providing ample off-road parking and an EV charging point, and leads to the detached garage and car port. A timber gate gives access to the rear garden.

The generous east/west facing rear garden is set mainly to lawn with a gravelled seating area and a further paved patio for outdoor dining. The garden benefits from well-stocked borders, a small orchard and wild flower 'meadow'. A vegetable plot is located towards the bottom of the garden and comprises a greenhouse, raised beds and compost bays. Pathways lead around the garden which backs on to open fields. A timber shed and the oil tank are located behind the garage.

### **Location**

Great Cressingham is a quiet, rural village situated approximately 15 miles from Dereham, 5 miles from Watton and 6 miles south of the bustling market town of Swaffham.

The village itself features a medieval church, an extensive village green with a children's play area, The Village Hall and The Hive both of which offer community events. There is also a former Victorian schoolhouse, originally built in 1840, which has been carefully restored to reflect its appearance in Victorian times. It is occasionally visited by school parties, providing a glimpse into what education was like in that era. The popular village pub, The Olde Windmill, offers meals and accommodation with a warm welcome. The surrounding countryside is particularly attractive, offering excellent opportunities for walking and observing local wildlife.

Swaffham lies approximately 30 miles from the cathedral city of Norwich, 16 miles from King's Lynn, and around 17 miles from both Sandringham and Thetford Forest, while the coastal town of Hunstanton is just 28 miles away. The Norfolk Broads can also be reached in around an hour. The town provides ample free parking and benefits from a regular bus service. Amenities include a small social history museum, a wide selection of public houses, restaurants and cafés, as well as supermarkets such as Waitrose, Tesco and Asda, alongside a variety of independent shops. Swaffham offers schooling for all ages, together with sports and leisure facilities, and a popular golf club on the outskirts of the town. A traditional market is held every Saturday, featuring stalls selling fresh fish and meat, fruit and vegetables, cheeses, eggs, bread and cake, tools and plants. Rail connections to Cambridge and London King's Cross are available from nearby Downham Market and Brandon.

### **Council Tax Band**

This property is Council Tax band E.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

## Rosedene, The Street, Great Cressingham

- Stunning brick and flint 3/4 bedroom detached period house in idyllic, semi-rural village location
- Presented in immaculate condition throughout
- Lounge with feature wood burner and large kitchen/dining room
- En-suite shower room, 5-piece family bathroom and ground floor cloakroom w.c.
- Under floor heating to the ground floor and UPVC double glazed windows throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£575,000**



### directions to this property:

Leave Swaffham via Brandon Road and continue along the A1065 for approximately 4 miles until reaching the left hand turn, sign posted 'Great Cressingham'. Proceed along this road, passing The Olde Windmill Inn, public house/restaurant and over the bridge, eventually taking the left hand turn onto The Street, the property will be found further along on the left hand side, identified by its brick and flint front and black metal railings.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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