



THE STORY OF

1 Mallard Cottages

Tattersett, Norfolk

SOWERBYS



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The Street, Tattersett, Norfolk
PE31 8RT

End of Terrace Brick
and Flint Cottage

Well-Presented Home

Built in Circa 1990

Three Bedrooms

Garage En Bloc

Off-Street Parking

Beautifully Landscaped
Rear Garden

SOWERBYS BURNHAM MARKET OFFICE

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Occupying a desirable end-of-terrace position, this beautifully presented three-bedroom home offers a wonderful combination of light-filled living spaces, thoughtfully landscaped gardens, and practical everyday convenience. Built in circa 1990, the property has been carefully maintained and enhanced to create a warm and welcoming home, perfectly suited to modern family life.

The ground floor is wonderfully bright and inviting, with a spacious kitchen/dining room forming the heart of the home. To the front, the sitting room provides a cosy retreat, centred around a charming wood-burning stove that creates a welcoming atmosphere during the cooler months.

Upstairs, three bedrooms are served by a family bathroom, offering comfortable accommodation for families, professionals, or those seeking additional space to work from home.

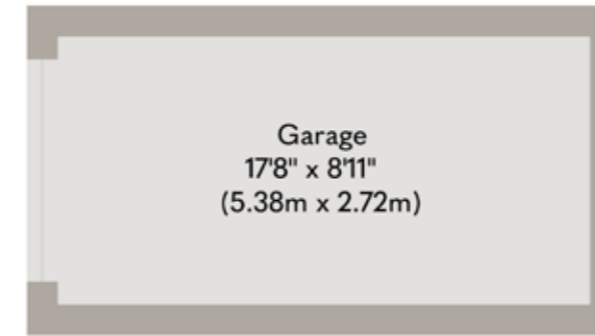
Outside, the beautifully landscaped east-facing rear garden has been thoughtfully designed to provide year-round colour, texture, and interest. Whether enjoying a peaceful morning coffee in the sunshine, relaxing with family, or entertaining friends, it offers a delightful extension of the living space.

Further enhancing the property's appeal are off-road parking and a garage, providing valuable storage and everyday convenience. Combining attractive interiors, a beautifully designed garden, and a sought-after end-of-terrace position, this is a home ready to be enjoyed from the moment you move in.



...a charming and peaceful home. It's been very special to us.





Garage
17'8" x 8'11"
(5.38m x 2.72m)



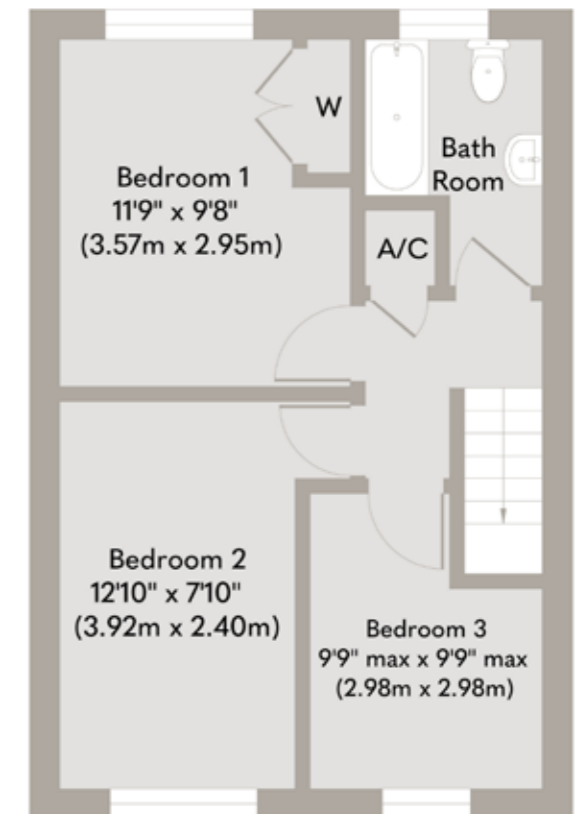
Garage



Kitchen/Dining Area
16'0" x 11'6"
(4.87m x 3.51m)

Sitting Room
16'0" max x 12'10" max
(4.87m x 3.92m)

Ground Floor
Approximate Floor Area
397 sq. ft
(36.88 sq. m)



Bedroom 1
11'9" x 9'8"
(3.57m x 2.95m)

Bedroom 2
12'10" x 7'10"
(3.92m x 2.40m)

Bedroom 3
9'9" max x 9'9" max
(2.98m x 2.98m)

First Floor
Approximate Floor Area
397 sq. ft
(36.88 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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Tattersett

AN IDYLIC HAMLET WITH THE COAST NEARBY

Just off the A148, the small hamlet of Tattersett enjoys an idyllic countryside setting, whilst having great transport links to Fakenham and King's Lynn. The best of town and country living. It's only a short drive from the north Norfolk coast and you can have your toes in the sea in about 20 minutes!

Within Tattersett, a retired Jaguar jet serves as a memorial to the village's wartime connections, and a small historic church, All Saints and St. Andrew, sits just outside the village. There's a village shop and pub nearby, in East Rudham, and Syderstone has a village hall and a primary school. Fakenham, with a much wider variety of shops and facilities, is about 6 miles away. Main line trains to London Kings Cross run from King's Lynn.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at locals' favourites, The Crown in East Rudham or the beautiful riverside Sculthorpe Mill, each within a few minutes' drive.

There's 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!



Note from the Vendor



“There's a lovely spot at the end of the garden where you can watch the sun set over the trees...”



SERVICES CONNECTED

Mains electricity and water. Drainage via shared septic tank. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0100-1640-0422-3628-3463

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: ///pebbles.alien.summit

AGENT'S NOTE

A restrictive covenant in the deeds states that the property must be used as a single private dwelling house. This means it should not be used as a commercial holiday let.

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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