

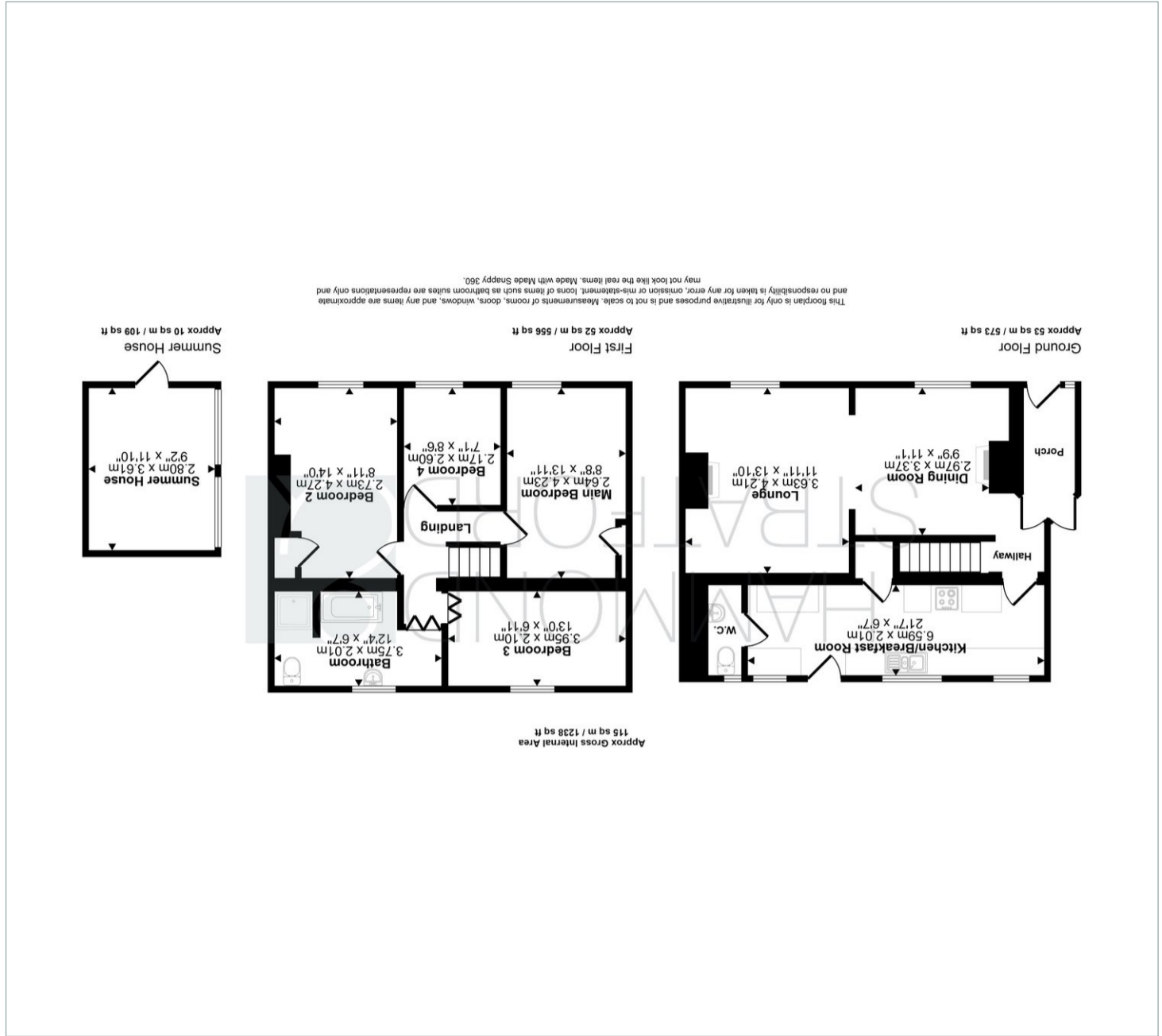
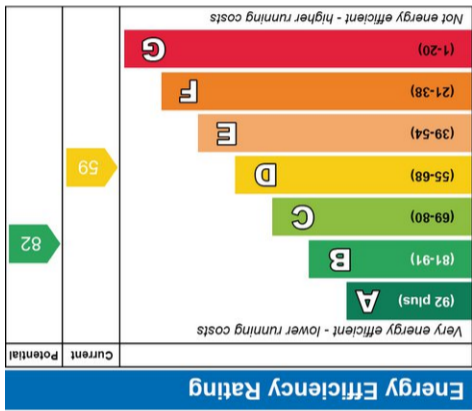


IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.

TENURE
 Freehold
LOCAL AUTHORITY
 Breckland
COUNCIL TAX BAND
 C

DIRECTIONS

Head into the village of New Buckenham via the B1113 from the direction of Norwich. Turn right onto Church Street, where the property can be found on the left-hand side, overlooking the Church.



CRACKPOT, 13 CHURCH STREET
 New Buckenham, Norwich, Norfolk, NR16 2BA

FOR SALE

Offers In Excess Of £340,000



“4 bedroom semi-detached house in a popular conservation village, enjoying period features and church views.”

THE FEATURES

- ✓ Beautifully presented family home, set within the heart of New Buckenham
- ✓ Situated in a conservation area with picturesque views of the church to the front
- ✓ Period property boasting exposed beams, feature fireplaces and timber framed extension
- ✓ 21'7 kitchen benefitting from a breakfast bar and garden access
- ✓ Spacious lounge with a feature archway through to the formal dining room
- ✓ 4 good-sized first floor bedrooms, plus a 4-piece suite bathroom and ground floor WC
- ✓ Oil fired central heating and double glazing
- ✓ Double gates at the rear of the garden create the potential for off-road parking
- ✓ Approx. 50' max. south-west facing rear garden with patio, lawn and summer house
- ✓ Situated in New Buckenham with access to local amenities and countryside charm



THE PROPERTY

Nestled in the heart of New Buckenham, a charming conservation village, this well-presented home combines period character with practical living. With exposed beams, warm wood accents and decorative fireplaces, the property retains its historic charm while offering a spacious layout.

Enjoying views over the Church to the front, plus a generous south-west facing rear garden, this property is a must see!

THE OUTSIDE

To the front, the property enjoys a charming village setting. A shared entrance/porch area leads to the home's private front door, offering a touch of period character.

The rear garden is a standout feature, extending to approx. 50' at its maximum and enjoying a desirable south-west facing aspect. Thoughtfully laid out with a patio, central flower beds, gravelled areas and a generous lawn space beyond, it's an ideal for families or keen gardeners. A summer house with French doors provides flexible use as a home office or retreat (STPP), plus double gates at the rear of the garden create the potential for off-road parking. The oil tank is also located within the rear garden.

Situated in the heart of the conservation area in New Buckenham, the property boasts picturesque views of the historic church and benefits from a central location within this well-regarded village.

THE AREA

New Buckenham is a picturesque village with a medieval layout, characterful homes, and a friendly atmosphere. Its vibrant community enjoys a village hall, traditional pub, and independent shops, making it a delightful place for those seeking a slower pace of life. The village sits around 5 miles from Attleborough, offering residents quick access to supermarkets, excellent schools, and the A11 for convenient commuting.

