



6 Kings Head Terrace | Great Witchingham | Norwich

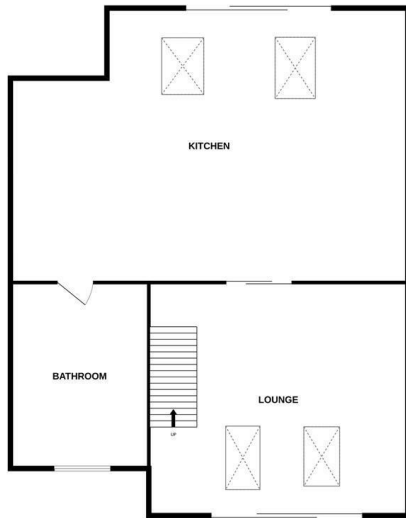
£300,000

A beautifully presented three-bedroom home in the sought-after village of Great Witchingham, offering a blend of character features and modern specification throughout. The property is accessed via sliding entrance doors opening into a spacious lounge with LVT flooring, a log burner, useful storage cupboard, and a striking floating staircase leading to the first floor. The stylish open-plan kitchen and dining area is a real focal point of the home, fitted with a central island and bespoke cedar worktops, high-spec AEG integrated appliances, handmade Norfolk tiles, and underfloor heating. The kitchen benefits from sliding doors opening directly onto the rear courtyard. A convenient utility area provides additional space for laundry appliances. The ground floor also features a contemporary bathroom with a freestanding bath, separate shower, and exposed brick detailing.

To the first floor are three well-proportioned bedrooms and a separate WC. Bedroom One enjoys built-in wardrobe space and a front aspect window, while Bedroom Three overlooks the rear. Bedroom Two is also positioned to the rear; however, it benefits from a flying freehold arrangement as it sits above the neighbouring property—further details are available from the agents. Outside, the home continues to impress with an enclosed front garden featuring new fencing, sandstone patio, mature shrubs, greenhouse, log storage and a bespoke swing, while the rear courtyard offers a private and low-maintenance seating area with sandstone paving, sleeper borders, exposed brickwork and an outside tap. AN EARLY VIEWING IS HIGHLY RECOMMENDED!



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location:

Great Witchingham is located just 12 miles from Norwich with the River Wensum and Marriotts Way on your doorstep. Only a short drive from the Broadland Northway (NDR), which leads to the A47 and A11. The village offers several public houses, doctors surgery, a popular primary school, village hall and excellent bus links. There is an active community, with further amenities in nearby Reepham, including the sought after Reepham High School and Sixth Form College.

Accommodation Comprises:

Sliding doors to lounge.

Lounge: 12'1" x 18'2"

A beautifully presented reception room featuring LVT flooring throughout, a useful storage cupboard, and a charming log burner creating a cosy focal point. A striking floating staircase leads to the first-floor landing, with a door providing access to the kitchen/dining area.

Kitchen/Dining Area: 12'4" x 17'10"

A stylish and well-designed kitchen fitted with a central island incorporating base units and bespoke cedar worktops. High-specification integrated appliances include an eye-level AEG combination oven/microwave and a premium AEG induction hob with integrated extractor fan. Finished with handmade Norfolk tiles and benefiting from underfloor heating. The kitchen also offers a concealed utility area with space for a washing machine and an integrated dishwasher. Sliding bifold doors open onto the rear courtyard, creating an ideal space for entertaining.

Bathroom:

A contemporary bathroom suite comprising a freestanding bath, separate shower cubicle, low-level WC, and hand wash basin. Finished with exposed brick detailing and a glazed window to the front aspect.

First Floor Landing:

Doors leading to Bedrooms One, Two and Three, along with a separate WC.

Bedroom One: 11'5" x 10'0"

A generous double bedroom with built-in wardrobe space and a double-glazed window to the front aspect.

Bedroom Two: 13'3" x 6'0"

WC:

Fitted with a modern low-level WC with integrated hand wash basin.

Bedroom Three:

A versatile third bedroom with a double-glazed window to the rear aspect.

Outside Front:

An enclosed front garden bordered by newly installed fencing, featuring a sandstone patio area with log storage, mature shrubs, a greenhouse, and a bespoke handcrafted swing.

Rear Courtyard:

A charming enclosed courtyard with sandstone paving, sleeper borders, exposed brickwork and fencing, along with an outside tap.

Local Authority:

Broadland District Council – Tax Band B.

Tenure:

Freehold with a flying freehold, contact agents for more details.

Utilities:

Electric heating connected to mains supply. Mains drainage. Fibre broadband connected to the property.

Agents Note:


Bedroom Two comes with a flying freehold, as it sits above the neighbouring property. Please contact the agents for further details.

Disclaimer:

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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