



**Greenhaven, Cole Green, Sedgeford, PE36 5LS**

**welcome to**

**Greenhaven, Cole Green, Sedgeford**

A quaint two bedroom cottage in the heart of Sedgeford, offering a cosy lounge, kitchen, modern shower room and rear garden. Perfect as a first home, holiday let or weekend escape, just minutes from the North Norfolk coast. No onward chain.



Tucked away in the sought after Norfolk village of Sedgeford, this charming two bedroom cottage offers a delightful blend of character and comfort. Whether you're searching for your first home, a savvy holiday let investment or a peaceful bolt hole close to the coast, this property is brimming with potential.

Inside, the ground floor offers a cosy lounge - the perfect place to unwind after a day exploring the nearby beaches - and a well-proportioned kitchen ready for your own touch. Upstairs, two inviting bedrooms are served by a modern shower room, creating an easy-to-maintain layout that suits both full-time living and short stays.

Step outside and you'll find a private rear garden, ideal for morning coffee, summer barbecues, or simply soaking up the tranquillity of village life. The sought-after location places you within a short drive of Hunstanton, the Royal Estate of Sandringham, and the beautiful North Norfolk coastline. With the added bonus of no onward chain, this is a home you can start enjoying straight away.

## Entrance Hall

### Lounge

13' 7" max x 9' 4" ( 4.14m max x 2.84m )

### Kitchen

12' 5" x 6' 9" max ( 3.78m x 2.06m max )

## First Floor

### Landing

### Bedroom One

12' 7" x 8' 11" ( 3.84m x 2.72m )

### Bedroom Two

9' 6" x 9' 4" ( 2.90m x 2.84m )

## Shower Room

## Outside



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welcome to

## Greenhaven Cole Green, Sedgeford

- Characterful cottage in desirable Sedgeford village
- Two bedrooms and modern shower room
- Cosy lounge and practical kitchen
- Private rear garden
- Ideal for first-time buyers, investment, or bolt hole by the coast

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106723 - 0002

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