

SOWERBYS

Norfolk Property Specialists



2 Orchard Grove

Kettlestone, Norfolk, NR21 0DA

Guide Price £525,000



Viewing by appointment with our
Fakenham Office 01328 801534 or fakenham@sowerbys.com



2 ORCHARD GROVE

2 Orchard Grove is located within a cul-de-sac of five properties. The boundaries to the front are delineated by low brick walls and the driveway is shingled, providing generous space for parking. Our sellers have modernised the house, including new windows, french style doors and rear door.

The house is accessed via the front door leading to the reception hall, which has been enhanced by our vendors with 'Amtico' flooring. The contemporary oak and glass staircase is another feature of the reception space.

The kitchen breakfast room has also been recently modernised to provide wall, base and drawer units, with integrated appliances that include an double eye level oven, five ring induction hob and extractor, large larder fridge and dishwasher. This room is sociably square allowing space for a table and chairs. Our vendors have modernised the utility room, with the same units as the kitchen, and there is space for a washing machine, tumble dryer and freezer. They have also had a part glazed door fitted to the rear exit, allowing more light into the utility area.

The two reception rooms currently comprise a dining and sitting room. The dual aspect sitting room also benefits from newly fitted french style doors and the fireplace makes for a cosy gas fired, coal effect fire. The dining room would also make a generous size study for those buyers who are working remotely.

The first floor comprises a spacious principal bedroom with fitted wardrobes and an en-suite shower room. There are three further bedrooms, one of them used as a double and one as a twin and the third bedroom is currently used as a home office. The family bathroom serves the three bedrooms.

The single garage is attached and houses the oil fired combi boiler, and has an electrically operated front door as well as a personal door to its rear. The gardens have been a labour of love for our sellers and they have filled the borders with flowering plants and shrubs. There is a neatly manicured lawn to the front, adjacent to the drive and a further lawned area to the rear that follows the line of the recently laid patio and a path that meanders beautifully between the lawn and the mature border.

The property is a perfect mix of house and garden and viewing is highly recommended to avoid disappointment.



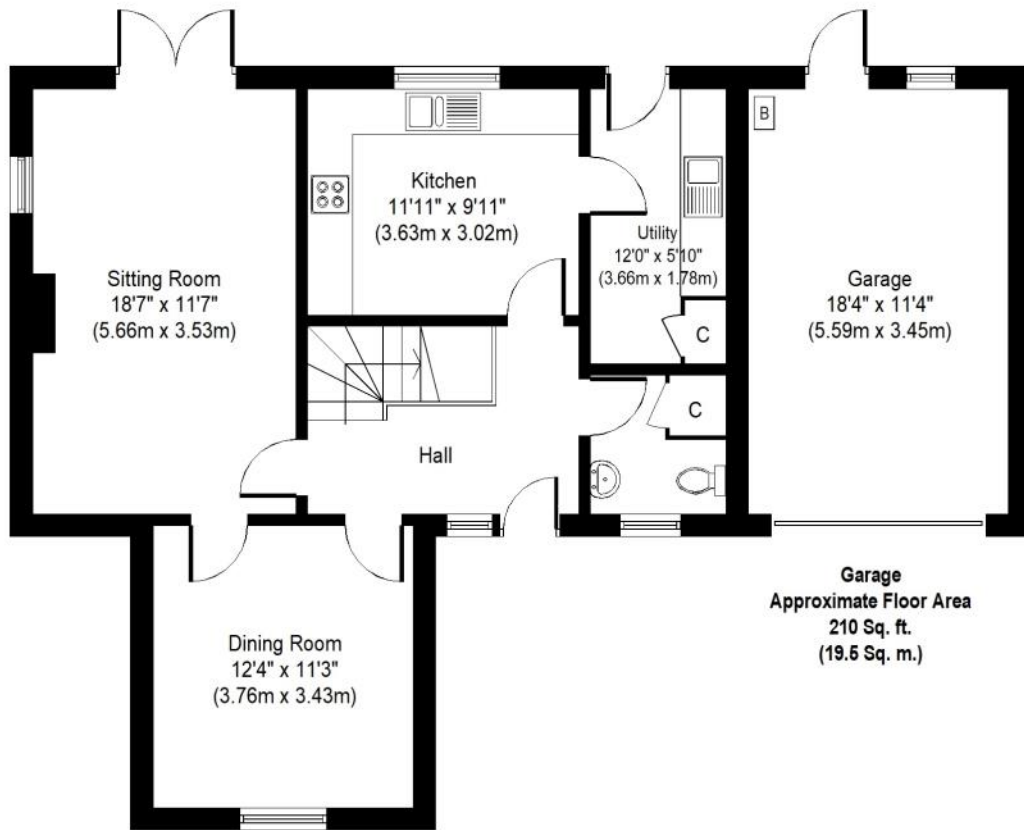
KEY FEATURES

- Immaculately Presented Home
- 'Amtico' Flooring to Reception Hall
- Delightfully Modernised Kitchen Breakfast Room and Separate Utility Room
- Two Reception Rooms
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Recently Fitted New Windows, French Doors and Rear Door
- Attached Single Garage and Generous Parking to Shingle Driveway
- Beautiful, Landscaped, Well Stocked Gardens





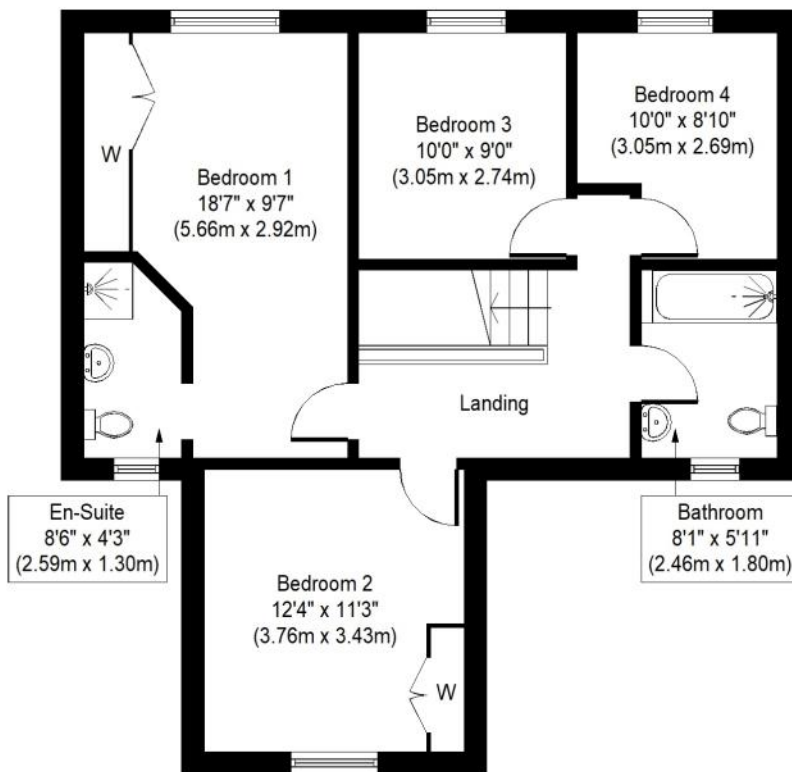




Garage
18'4" x 11'4"
(5.59m x 3.45m)

Garage
Approximate Floor Area
210 Sq. ft.
(19.5 Sq. m.)

Ground Floor
Approximate Floor Area
704 Sq. ft.
(65.4 Sq. m.)



First Floor
Approximate Floor Area
704 Sq. ft.
(65.4 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.

KETTLESTONE

Kettlestone is a small village with a church and a vibrant village hall. It's within easy reach of the market town of Fakenham with its shops, banks, cinema and weekly market. Seven miles to the east is the lovely Georgian market town of Holt with a wider range of shops, pubs and restaurants, and Gresham's School. The North Norfolk Coast is within easy driving distance with its miles of sandy beaches, marshes, golf courses and sailing clubs. King's Lynn and Norwich are both within reasonable driving distance and have direct main line rail links to London.

SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 5139-1429-3109-0571-1292

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.

Viewing by appointment with our Fakenham Office:
The Old Rectory, 21 Oak Street, Fakenham, Norfolk, NR21 9DX
01328 801534 • fakenham@sowerbys.com



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