



THE STORY OF

2 Becketts Close

Hindolveston, Norfolk

SOWERBYS

S

THE STORY OF

2 Becketts Close

Hindolveston, Norfolk
NR20 5FA

Stunning Modern Flint Home

Three Bedrooms

Low Maintenance Single Storey Living

Immaculately Presented Throughout

Highly Versatile Accommodation

Popular Village Location

Beautiful Oak Garage and Car Port

Open Plan Living Options

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“Maintenance free living in a modern home has meant we’ve had more time for life...”

Occupying a peaceful plot amongst a collection of highly sought after homes, this delightful property boasts lavish yet practical and versatile interiors providing the lucky owners with a low maintenance and luxurious way of life whilst being able to enjoy all the traditional and timeless benefits of living within a characterful and popular north Norfolk village.

The bright and modern accommodation is dominated by the stunning open plan

reception, showcasing a high end bespoke kitchen with a central island flanked by a spacious dining area to one side. To the other side, at the southern aspect, a superb garden room/orangery provides a wonderfully sociable space to enjoy the company of friends and family alongside splendid views of the garden and access to the dining terrace. This expansive open plan space is well balanced by the charming living room to the front with a box window and beautiful cabinetry.





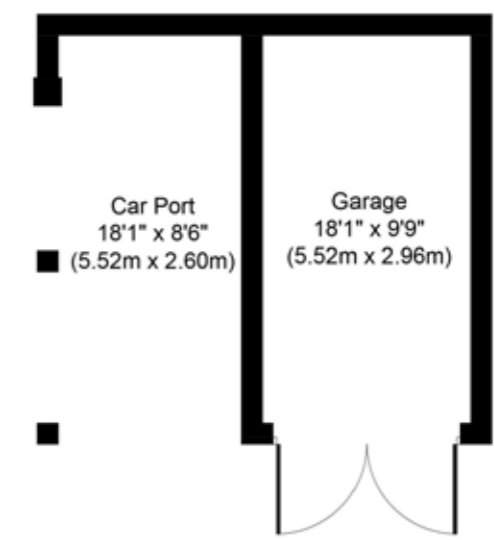
The three bedrooms provide yet further versatility, all comfortably able to serve as further flexible receptions/studies if needed. An opulent principal suite boasts generous built in storage alongside a shower room en-suite finished to the most exacting of standards. The two further bedrooms both enjoy yet more built in storage and both are well served by the central family bathroom, every bit as luxurious as the en-suite.

“Hindolveston never changes, it’s such a nice little village.”

Outside, the generous plot begins with a spacious driveway complemented by an extraordinary oak framed car port and garage. The rear garden is an oasis of quiet and calm, bordered by an attractive red brick wall and featuring an expansive dining terrace leading to the manicured lawn, interspersed by mature trees and thriving flower beds.



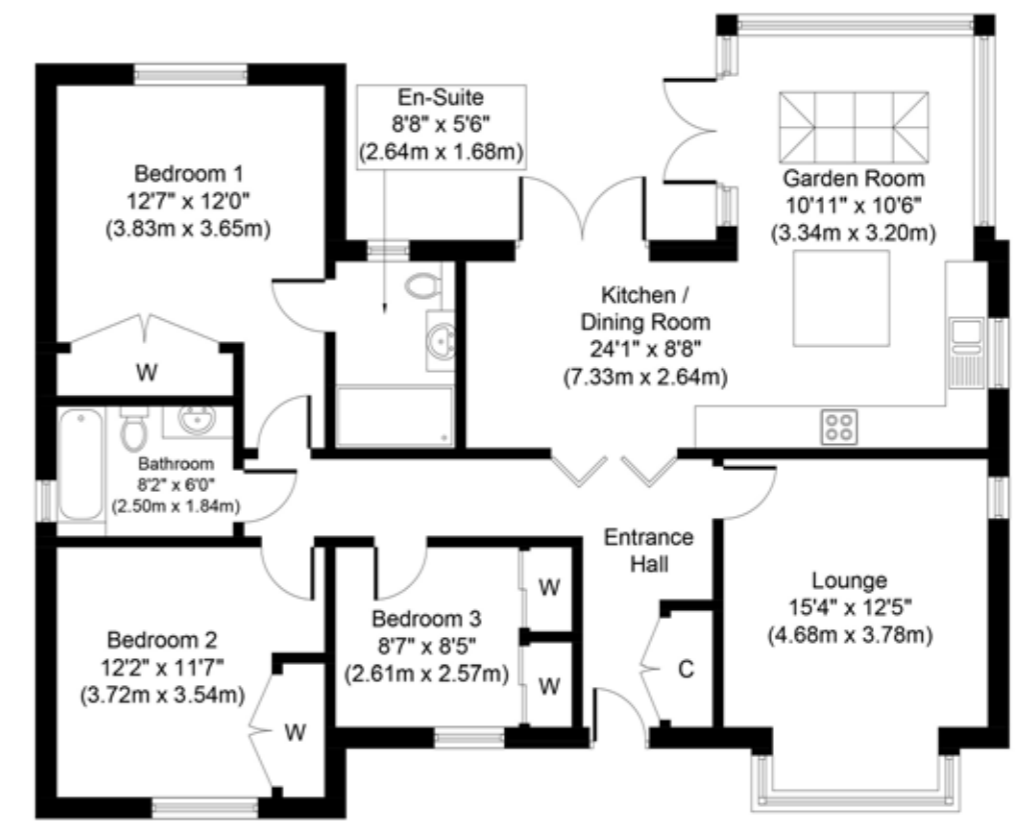
“We’ve enjoyed the peace and quiet of the area, and knowing there is a strong community around if ever needed.”



Car Port
18'1" x 8'6"
(5.52m x 2.60m)

Garage
18'1" x 9'9"
(5.52m x 2.96m)

(Not Shown In Actual Location / Orientation)



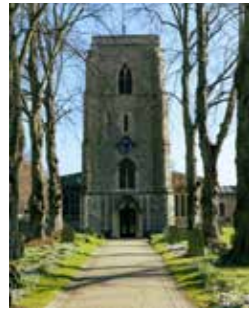
Approximate Floor Area
1220 Sq. ft.
(113.3 Sq. m.)

SOWERBYS — a new home is just the beginning

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.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS



Hindolveston

IN NORFOLK
IS THE PLACE TO CALL HOME



A small friendly village in the heart of Norfolk with a close knit community. The church of St George the Martyr was built in 1932 after the original church fell down in 1892. The ruins of the old church can still be seen in the churchyard, which is located just outside the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town

centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from Sowerbys



“...the garden room is a real treat.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Air source heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8864-7236-3720-2694-4906

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.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL