



THE STORY OF

Springfield

Guist, Norfolk

SOWERBYS

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Bridge Road, Guist,
NR20 5NU



Modern, Three Bedroom Detached Bungalow

Built by the Much Respected and Well-Known Developers, Orchard Homes

Large Kitchen/Dining Room with Beautifully Crafted Kitchen Commanding Garden Views

All Bedrooms have Bespoke, Built-In Wardrobes

Immaculately Presented Throughout

Stunning Oak Pergola

Popular Village Location, Only a Short Drive to the North Norfolk Coast

Two Separate Garages



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“A home designed for fabulous, easy living.”

Located on the peripheral of the always popular village of Guist, and built by the renowned developers Orchard Homes, is this wonderful three bedroom detached bungalow with two garages.

The property is approached by a shingle driveway, enclosed with a wooden post and rail fence, where there is parking for several cars. Approaching the property, you can immediately see the high build quality that Orchard Homes are so famous for.

Walking through the front door you arrive into the warm and welcoming hallway, which all the bedrooms stem from. The three bedrooms benefit from

bespoke built-in wardrobes and the principal bedroom has sole use of a private en-suite.

Further along the hallway we discover the well-proportioned sitting room with large sliding patio doors facing south, overlooking the garden. This room flows nicely into the spacious, vaulted kitchen/dining room with a wonderful feature window that stretches the full height of this room, flooding the space with natural light, bringing the outside in. There is a large central island here which guests naturally gravitate towards when entertaining.



“There is a joyous flow to the social kitchen/dining room. It’s perfect for entertaining our large family at Christmas.”





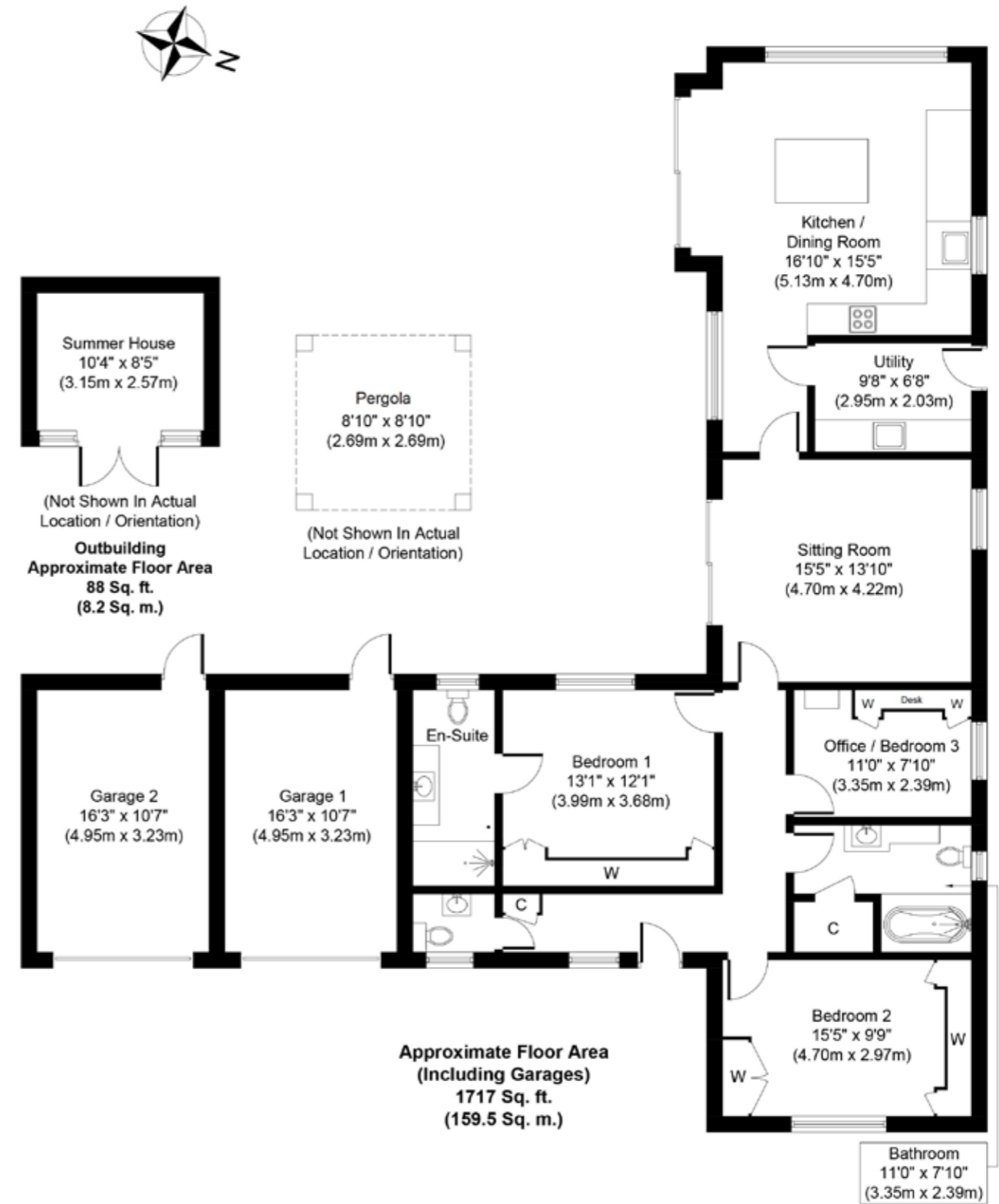
To the rear of the property is a good-sized garden mainly laid to lawn. The current owners have enjoyed tending to the private, raised flower beds, and the splendid garden pergola has been wonderful to sit in over the recent warmer months.

The two garages can also be accessed from the garden, one of which is currently utilised as a gym.





“The bungalow enjoys a large plot with some amazing views and sunrises.”



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.

ALL THE REASONS

Guist

IN NORFOLK
IS THE PLACE TO CALL HOME



Set in the heart of beautiful north Norfolk, the village of Guist is a wonderful community to be apart of.

A large part of the village belongs to the Sennowe Park Estate, alongside the surrounding land. Now lived in by his descendants, this romantic, Edwardian country house was built by Thomas Albert Cook in 1907. The impressive house and sweeping parkland is not open to the public, but offers itself as a venue for weddings and other events. The Sennowe Estate Clock Tower is a distinctive landmark in the area, situated on the cross roads between A1067 and B1110.

Just around the corner from the main bus stop, with regular busses passing through to the nearby towns and villages, is Guist General Store and post office. This delightful village shop offers local produce and essentials to the community, together with a wide range of locally sourced gifts, unique cards, and items perfect for the home. The Tea Room offers wonderful homemade cakes, bakes and hot food, all made with locally sourced ingredients where possible.

The village also has a popular local pub,

the Ordnance Arms and an adjacent thai restaurant/takeaway.

Just over six miles away is the bustling market town of Fakenham. Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass or go wild and reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse – if you need to perfect your swing, head to Fakenham Fairways Golf Driving Range which has a PGA professional on hand for some expert coaching. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Perfectly located to enjoy rural country living or pick up the pace and experience the gentle bustle of a nearby market town, Guist is a superb place to call home.



Note from the Vendor



Holkham Beach

“It’s proven to be a very safe and relaxed place to live with easy access to both country and coastal walks. A favourite of ours is the walk along the wonderful Holkham sandy beach.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Underfloor heating via air source heat pump.
Drainage via private sewage treatment system.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8909-5256-0339-4627-441

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.

AGENT'S NOTE

The property has an AEDIS Homeproof New Build 10 Year Protection Plan, which commenced in 2018.

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.

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