



THE STORY OF

3 Red Hart Close

Nordelph, Norfolk

SOWERBYS

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Nordelph, Norfolk
PE38 0BF



Peaceful and Quiet Location

Four Double Bedrooms

Spacious Kitchen/Diner

En-Suite to Ground Floor Principal Bedroom

Good Size Lounge

Utility Room and WC

Easy Access to the Towns of Downham
Market and Wisbech

Superb Field Views

Ample Parking and Spacious Garage

Landscaped Garden which is Private and Fully Enclosed



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“I’ve loved the quiet location, the space that the property had to offer inside and out...”

Over the past few years this property has benefited from subtle improvements that have transformed what was once a fairly modest house to now an inviting and stylish family home.

Number 3 Red Hart Close is one of five modern homes, accessed via their own shared gravel drive. This property offers a true sense of exclusivity, along with the best views!

On entering the property a good size reception hall greets you, allowing access to all the ground floor accommodation. The kitchen/diner has been the hub of the home having been refurbished, and provides generous worksurface area for any keen chef. Plenty of storage and room for a large dining table makes entertaining friends and family a joy. Due to the dual aspect windows in this room it is flooded with natural light and serene attractive views can be enjoyed to both the front and the rear.



The sitting room is well proportioned too and just like the dining area, it enjoys delightful field views.

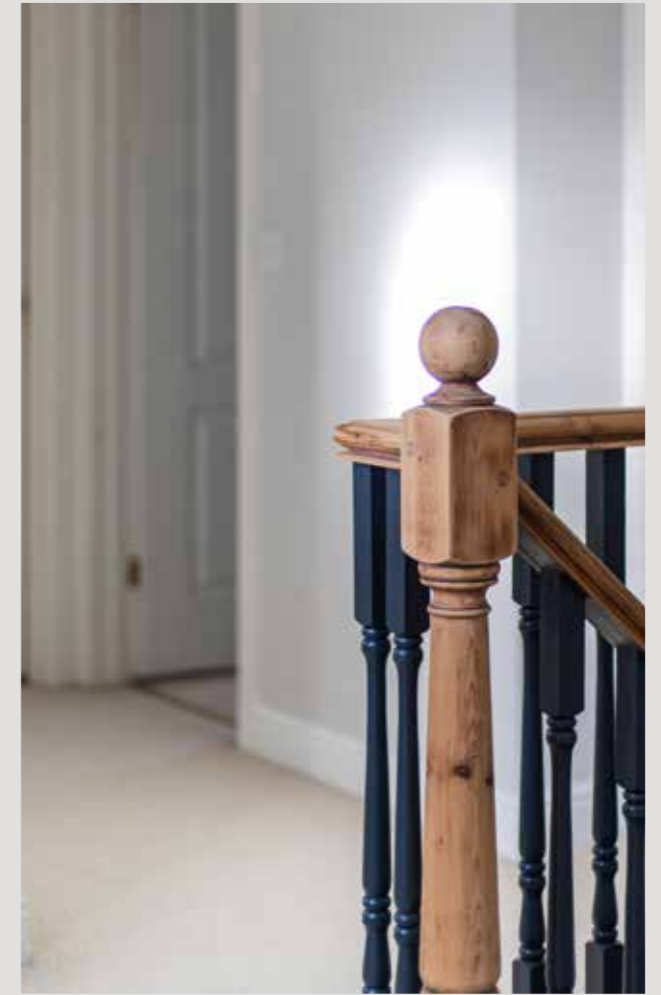
The principal bedroom is conveniently located on the ground floor of this chalet property, benefiting from an en-suite and french doors leading to the rear garden – a particularly enjoyed element of the home on warm summer days.

Ascending to the first floor, a bright landing provides access to three double bedrooms and a family bathroom. All of these rooms are a very good size and boast countryside views from every window.



“The kitchen/diner is perfect, a place where everyone can come together.”





The outside space is of low maintenance; to the front a gravel driveway leading to the garage sited to the side provides plenty of parking space and the lawned area softens the look. To the rear, the fully enclosed garden has been ideal for creating many happy family memories. The large patio area caters well for barbecue events whilst playing on the lawn will keep the children entertained for hours. The trampoline has been a hugely enjoyed by everyone over the years, young or old!

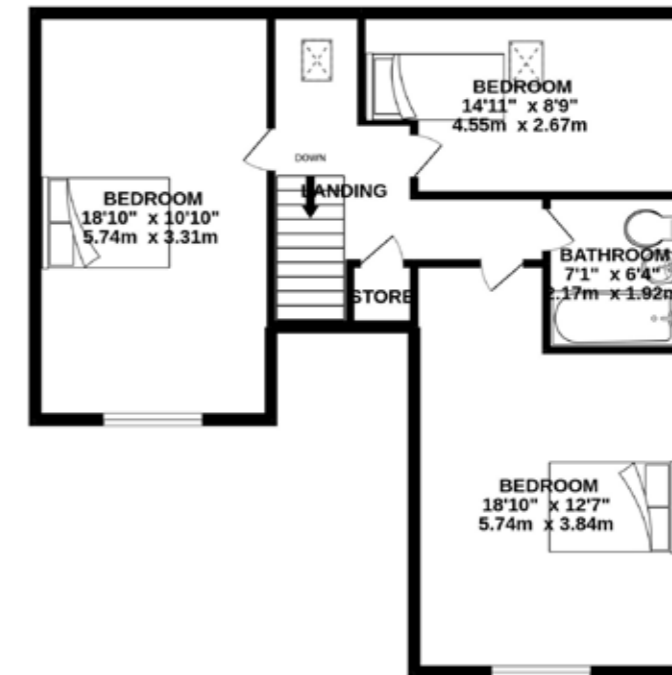
A lovely family home, located on a quiet lane with no through traffic. A property that provides well-proportioned rooms and desirable outside space is now ready to meet new owners.



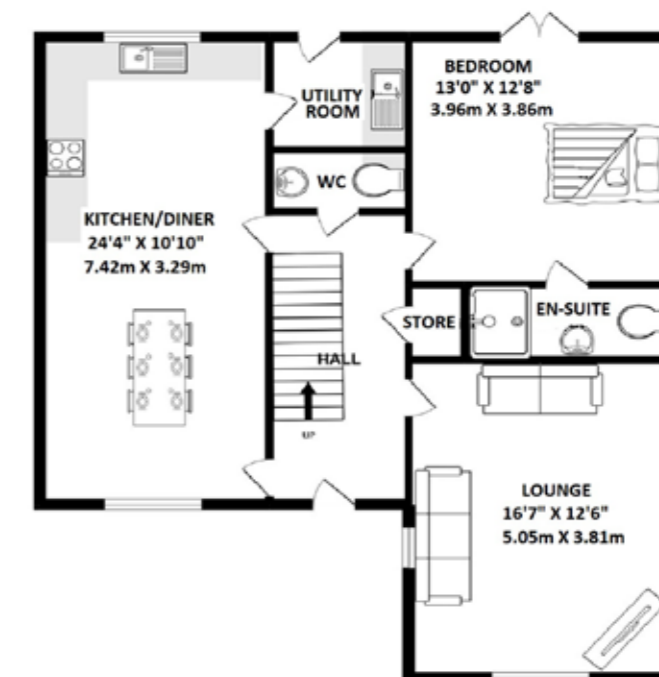
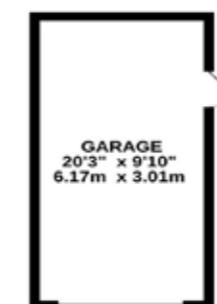


“The views from the top bedrooms, the fields and the sunrises...wow! Just the best sunrises you can view.”

1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.3 sq.m.) approx

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.

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ALL THE REASONS



Nordelph

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Nordelph is located in the northern part of the Fens. The village benefits from a large village hall which is well used for regular and occasional events. There are no shops although there is a mobile Post Office each weekday and a mobile library.

The market town of Downham Market is approximately 4 miles away with its primary and secondary schools, many shops and amenities, and its direct rail links to London King's Cross taking 1 hour and 40 minutes. It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating

and fishing.

The Georgian market town of Wisbech, commonly known as the capital of the Fens is approximately 9 miles away with very good walking and cycling, farm shops nearby, theatre, a swimming pool, library, good schools- including the highly thought of Wisbech Grammar School and a Salvation Army hall.

Nordelph is approximately 18 miles from King's Lynn, beyond which takes you up to the Norfolk coast with its outstanding stretches of beautiful sandy beaches. King's Lynn has a direct rail link to Kings Cross via Cambridge approximately 1 hour 40 minutes.



Note from the Vendor



Shouldham Warren

“Shouldham Warren is just a lovely place to go for a nice quiet walk.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to treatment plant. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9638-9002-7263-3275-5950

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

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SOWERBYS



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