



THE STORY OF

# 5 Goodminns Estate

*Sedgeford, Norfolk*

SOWERBYS

S

THE STORY OF

# 5 Goodminns Estate

Sedgeford, Hunstanton,  
Norfolk, PE36 5NB

Detached Bungalow

Three Bedrooms

New Electric Heating Throughout

New Country-Style Kitchen

Sun Room

Garage and Off Road Parking

Quiet Location

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“Cosy up by the wood-burner after a winter stroll on the Peddars Way walk”

Set in the picturesque village of Sedgeford, on the north Norfolk coast and in view of the impressive church, is 5 Goodminns Estate, a three bedroom detached bungalow, which has been modernised throughout.

Works carried out include being painted and decorated, new electric heating throughout, a brand new kitchen, new carpets and wood-burner to name a few.

Upon entering the property, the bright hallway greets you with freshly painted, white walls ready for photos to be hung.

The three bedrooms and shower room are located off the hallway, with two doubles

and a single - which would make for a great office, playroom or even dining room.

The lounge is flooded with natural light from the large window overlooking the front. Cosy up by the wood-burner after a winter stroll on the Peddars Way walk.

A brand-new country-style kitchen has been fitted with shaker style doors and wooden worktop, which then flows onto a sun room overlooking the garden with a handy, second WC and access to the integral garage.



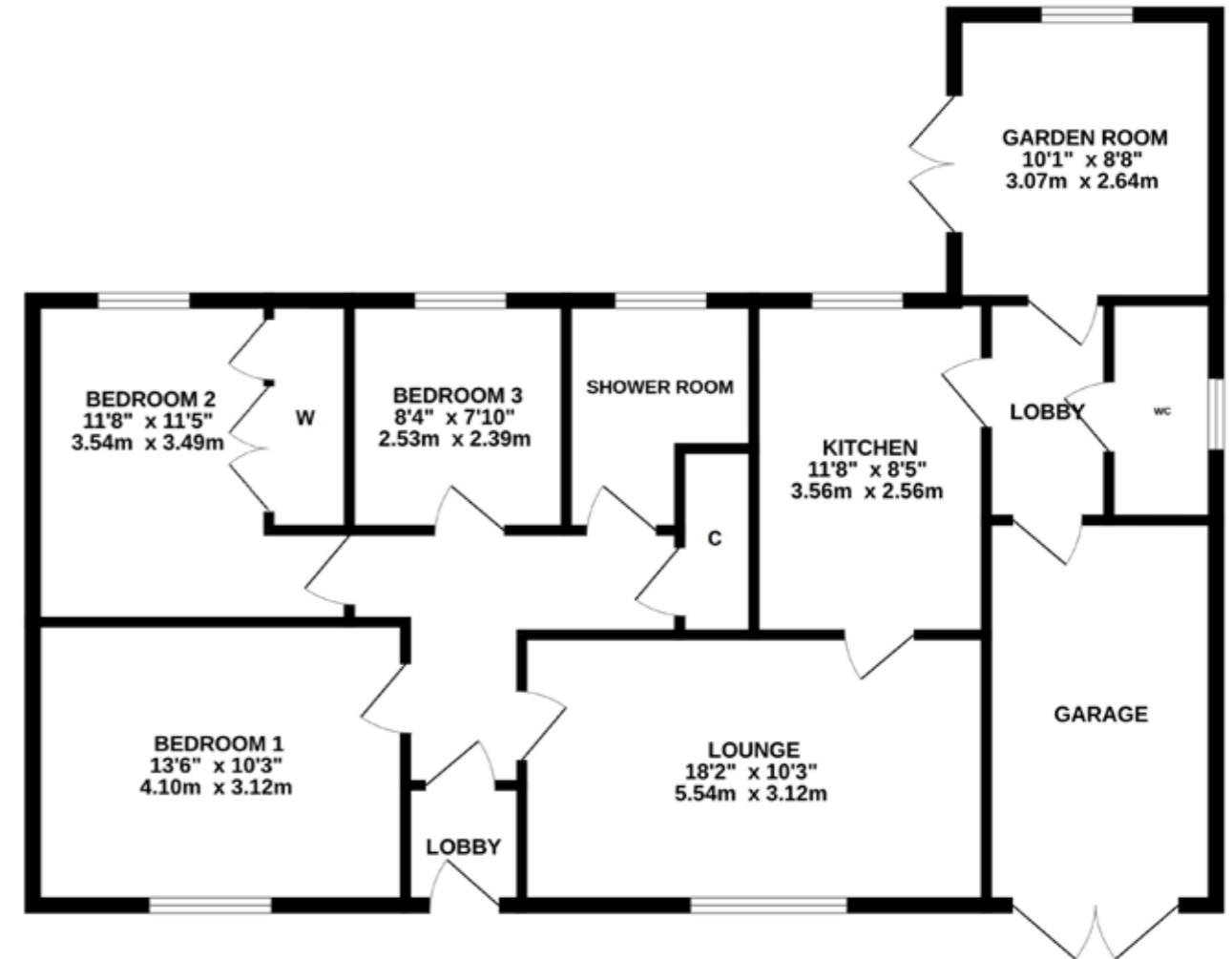


Outside, the property has good sized gardens to both front and rear, which are mainly grassed with some small mature trees to the rear. The gardens are a blank canvass offering the new owner a chance to get stuck in and make it their own. The front aspect has a driveway for several vehicles, which leads to the single, integral garage, and also has potential to add further off road parking.

5 Goodminns Estate is ready to move straight into, with the hardest dilemma being deciding where your furniture is going to go.



**GROUND FLOOR**  
1033 sq.ft. (96.0 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.

Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)



ALL THE REASONS

# Sedgeford

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of

Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's

also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



King William IV Country Inn and Restaurant



## SERVICES CONNECTED

Mains water and electricity, septic tank drainage. Heating via electric heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 2111-3081-6824-1617-0214

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.

## LOCATION

What3words: ///alright.hurry.swimsuits

## AGENT'S NOTE

Some internal images have been virtually staged.

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