



THE STORY OF

2 Oak Tree Cottages

Shropham, Norfolk

SOWERBYS

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2 Oak Tree Cottages

Hargham Road, Shropham, Norfolk
NR17 1DS



- Deceptively Spacious Semi-Detached Home
- Built in a Traditional Style, with Modern Comforts
- Spacious Accommodation of Approx. 1,282 Sq.Ft
- Open Plan Kitchen/Dining Room
- Utility/Boot Room and Downstairs Cloakroom
- Three Double Bedrooms
- En-Suite and Family Bathroom
- Ample Off-Road Parking and Garage
- Excellent Outside Space with Scope for Extending, Subject to Planning Permission
- No Onward Chain



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“A happy, large and comfortable home in a rural village.”

Welcome to 2 Oak Tree Cottages, a deceptively spacious, semi-detached modern home which blends traditional style with modern comforts.

The front door opens onto a cosy entrance hall with a convenient cloakroom, with WC, and a warm and inviting sitting room, with a large window which floods the room with natural light.

The spacious and flexible dining area, perfect for entertaining family and friends, is conveniently open planned, with the kitchen - which features a host of integral appliances - opening up to a

delightful garden via double doors, which provide an abundance of natural light.

This area also opens onto a utility/boot room, with a side entrance, perfect for easy access to the garden or garage - and a must have accessory for a country home.

Venture upstairs, and you'll find three generously sized bedrooms. The primary bedroom has picture-perfect views of the garden, and is complemented by its own well-appointed en-suite. The family bathroom is tasteful in its appearance, with modern fixtures and an over-the-bath shower.



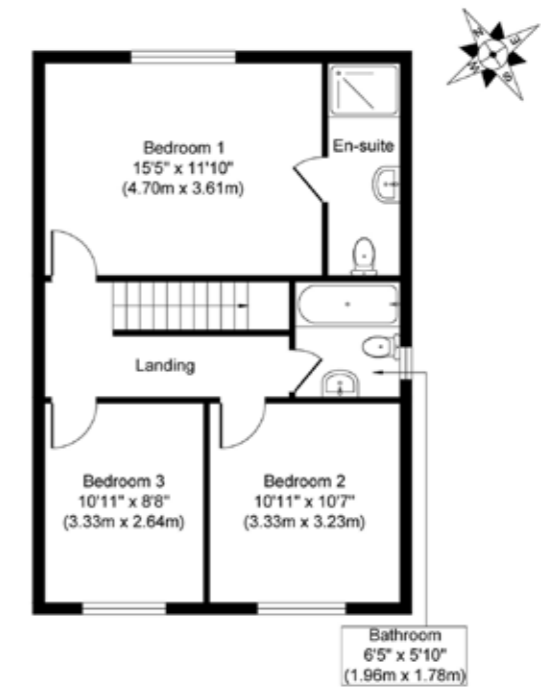


The garden is nicely landscaped with a delightful lawn to provide outdoor living space with well-established trees, seasonal planting and raised beds. There is ample space to the side of the property, and even a delightful glasshouse, but importantly create space for any children to play, and more adult al fresco entertaining. The garage and ample parking space complete the package, offering practicality and security.

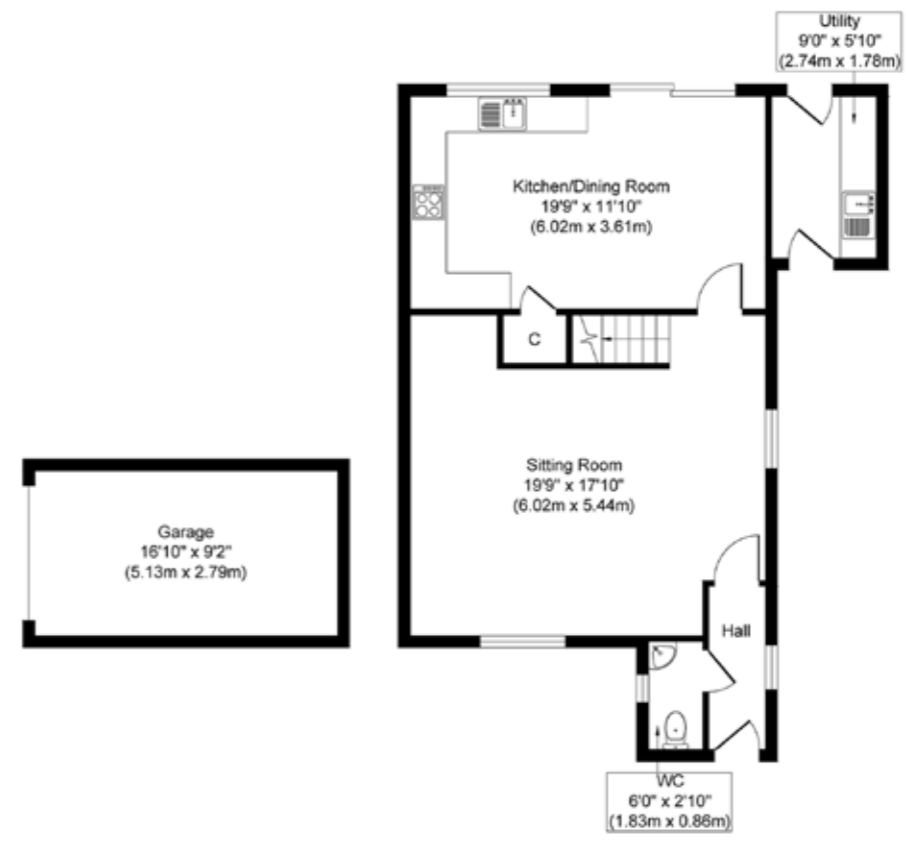
Nestled within a picturesque village, surrounded by beautiful countryside - yet only a short distance from the nearby market towns of Attleborough and Wymondham - this desirable location is perfect for those seeking to escape any hustle and bustle, while still enjoying the convenience of modern living.



“Nature is a delight to watch in the garden and the surrounding fields.”



First Floor
Approximate Floor Area
593 sq. ft
(55.09 sq. m)



Garage
Approximate Floor Area
154 sq. ft
(14.30 sq. m)

Ground Floor
Approximate Floor Area
689 sq. ft
(64.01 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.
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ALL THE REASONS



Shropham

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled in the picturesque Breckland district of Norfolk, the charming village of Shropham is a hidden gem awaiting exploration. Conveniently

located within easy reach of the A11 and close to the market town of Attleborough, Shropham offers a delightful escape from the hustle and bustle of city life. Here's a guide to help you discover the beauty and tranquillity of this enchanting village.

As you approach the village from the A11, you'll be greeted by the sight of rolling countryside and scenic landscapes. The village itself exudes a traditional English charm, with its thatched cottages, historic buildings, and peaceful atmosphere. Take a leisurely stroll through its quiet lanes, immersing yourself in the idyllic surroundings.

One of the highlights of Shropham is the beautiful St. Peter and St. Paul Church, a

Grade I listed building dating back to the 13th century. Step inside to admire its impressive architecture, intricate stained glass windows, and rich historical heritage. The churchyard offers a peaceful spot for contemplation and provides breathtaking views of the surrounding countryside.

For nature lovers, Shropham and its surrounding area offer ample opportunities for outdoor exploration. Lace up your walking shoes and embark on a gentle hike along one of the village's many scenic footpaths. Discover the beauty of Breckland's heathlands, woodlands - Thetford Forrest being within easy reach, and meadows, which are home to a variety of flora and fauna. Keep an eye out for the elusive stone curlew, a rare bird species that finds its sanctuary in this region.

Within easy reach of the cathedral city of Norwich, there's much on offer with restaurants, theatres and many amenities - with regular train lines to London too...



Note from the Vendor



“The bedroom, with its views, are almost like a bird hide, many species have been spotted.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: - 3090-1414-0822-7006-3903

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: ///scoping.splice.oval

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SOWERBYS



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