



THE STORY OF

# 9 Mill View

*Sedgeford, Norfolk*

**SOWERBYS**





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# 9 Mill View

Sedgeford, Norfolk  
PE36 5NR

●  
Detached Family Home

Four Bedrooms, Two Bathrooms

Two Reception Rooms and Conservatory

Utility Room and Ground Floor WC

Garage, Driveway and Enclosed Garden

●

Wonderful countryside walks and parkland surround Mill View, giving the homes here an incredibly tranquil setting. Number 9 is nestled within this small development, enjoying countryside living, with the coast and local amenities just a few minutes drive away.

The accommodation within is bright and airy, with plenty of space to relax. The conservatory is a calming space, and the spacious sitting room too has lovely views out over the garden, with its modern log-burner making it a cosy spot in the colder months. A dining room completes the versatile reception space, providing plenty of areas to entertain, whilst the kitchen/breakfast room allows the family to gather

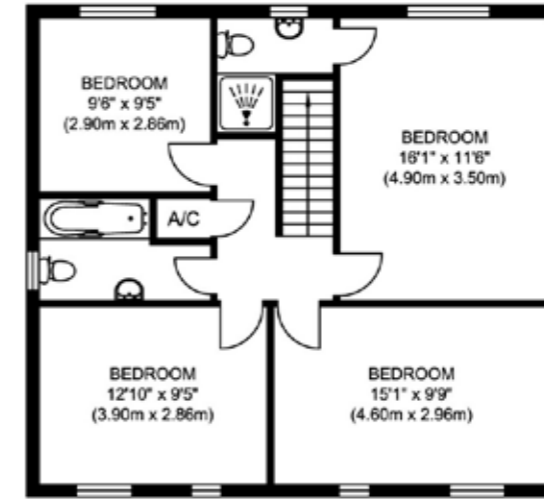
together to make plans for the day or catch up on news. There's also a separate utility room, study, and a ground floor WC.

On the first floor, the principal bedroom has an en-suite shower room, and the three remaining generous bedrooms share the family bathroom.

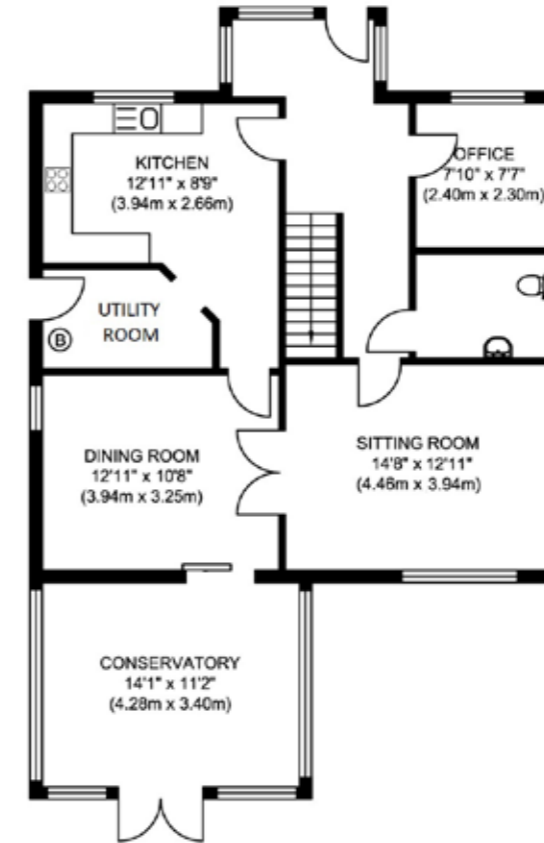
A good size driveway means there's ample parking space for family and guests, and there's also a good-sized garage. The enclosed rear garden is the perfect sunny spot for children to run off steam while the family enjoy a barbecue on the patio. Whether its a main home or a countryside retreat, Mill View offers the perfect mix of modern and country living.

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FIRST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA OF HOUSE 1621.47 SQ.FT. (150.64 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

# 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.



*Note from Sowerbys*



The garden at 9 Mill View

“After a busy day at work, the conservatory is the perfect place to relax and watch the birds in the garden.”

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### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 2101-9360-0022-4096-0773

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: ///abundance.relegate.example

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# SOWERBYS



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