



Amblecot
Castle Acre Road | Great Dunham | Norfolk | PE32 2LL

RURAL IDYLL



With a setting in the sought-after village of Great Dunham in the heart of Norfolk, this traditional brick and flint detached family home was built in 2001 and the living space is beautifully presented throughout. Offering three bedrooms and two bathrooms on the first floor, the ground floor accommodation comprises a substantial open plan living/dining room (with an impressive central dual-sided wood burner), a kitchen and conservatory, while separate from the house is a detached garage/workshop also flint-faced in keeping with the main property. The garden is mainly laid to lawn with a terraced area and a greenhouse, and the shingled driveway provides ample off-street parking for several vehicles.



KEY FEATURES

- Detached Family Home located in quaint Village location
- Open and light downstairs living space with double sided wood burner
- Kitchen and separate Utility Room, Conservatory and WC
- Three Bedrooms and Two Bathrooms on the first floor
- Manageable Garden with Outbuildings
- Large driveway providing ample parking and Garage
- Total Accommodation extends to 1248sq.ft
- Energy Rating D
- No Onward Chain

So Much to Offer

The present owner was first attracted to the property by its position in the village, the quiet location, and the charming Norfolk appearance of the cottage with its attractive flint-faced elevations. Standing at the junction of Castle Acre Road and Litcham Road, Amblecot was built by the previous owner, a builder, over a two-year period. The walls are unusually thick for a modern house, and it affords comfortable accommodation with a degree of character rarely found in modern properties. While the previous owner had done a sterling job with the structural elements, the current owner felt that the finish could be improved upon, and the refurbishment program included renovation of the main bathroom.

The open plan design of the ground floor and the fact that it is filled with light and is spacious, yet cosy, has made it a favourite area for the current owner, who has also always made great use of the double-sided fire during the colder months. This double aspect wood burner is wonderful at providing heat and a focal point for both the sitting room and dining area. In the summer, the sunroom is a firm favourite where the owner has enjoyed reading the paper, listening to the radio, and looking at the garden.

Garden Delights

The garden was designed by the current owner, the box hedges being her passion which have been grown from cuttings and trimmed regularly. The flowers and roses have also been a key element of her design, with the pinks giving a fantastic aroma as one walks to the front door. In addition, a small area was put aside for vegetables, and different varieties of them were also grown in the greenhouse which has always been a rich source of aubergines, tomatoes, herbs, and other home-grown fruit and vegetables, while the shed has been very handy for storing all the garden tools.





KEY FEATURES

The garage has a paved area behind it providing private seating for later in the evening. Connected both to the water mains and with electricity, the owner believes that the garage could easily be converted to a home office or small granny/student area, subject to the relevant consents.

The owner has always been particularly fond of the garden and the way it presents itself in different areas and has worked hard to develop these. Being in the countryside, the garden is visited by a range of wildlife, and the hedges are a haven for nesting birds.

Out and Around

Although Amblecot is in a quiet, rural location, the current owner has appreciated being only six miles from Swaffham and all the amenities it has to offer, including a Waitrose supermarket for weekly shops. The village of Great Dunham is located in the Breckland District of Norfolk, approximately one and a half miles north of its sister village, Little Dunham, and northeast of the historic market town of Swaffham.

Great Dunham's amenities and facilities include a primary school, village hall with children's climbing and play equipment and a Saxon church. There are some wonderful walks around the village and beyond, something which the owner has enjoyed through all the seasons of the year. Other locations nearby that are ideal for walking or cycling are Litcham Heath and Castle Acre, while the North Norfolk coast is within easy driving distance. The market towns of Holt and Fakenham have also been favourite destinations for the owner at twenty-five miles and thirteen miles respectively.





















INFORMATION



On Your Doorstep...

Great Dunham is a conveniently situated small village, with easy access to the market towns of Fakenham, Dereham and Swaffham. The village has a pleasant community with the increasingly popular Great Dunham Primary school and St Andrews Church.

How Far Is It To?...

Great Dunham lies approximately 11 miles from the market town of Fakenham, 9 miles from Dereham and 8 miles from Swaffham. For those that require access to Norwich, the heart of the City Centre, lies within 26 miles. Here you will find a range of cultural, leisure and shopping facilities and the railway station with rail links to London and Cambridge and to the north, the airport.

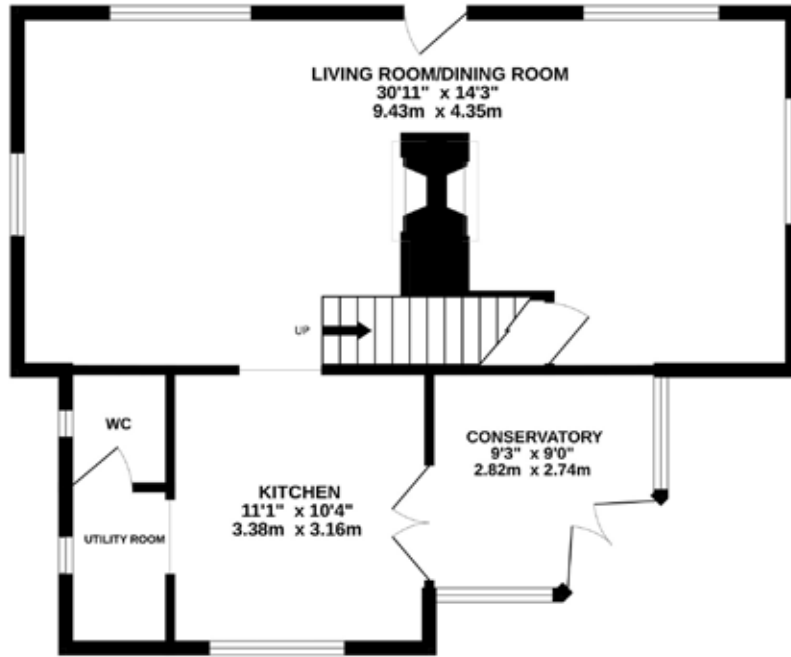
Services, District Council

OFCH, Mains - Electricity and Water. Drainage to Septic Tank
Breckland District Council
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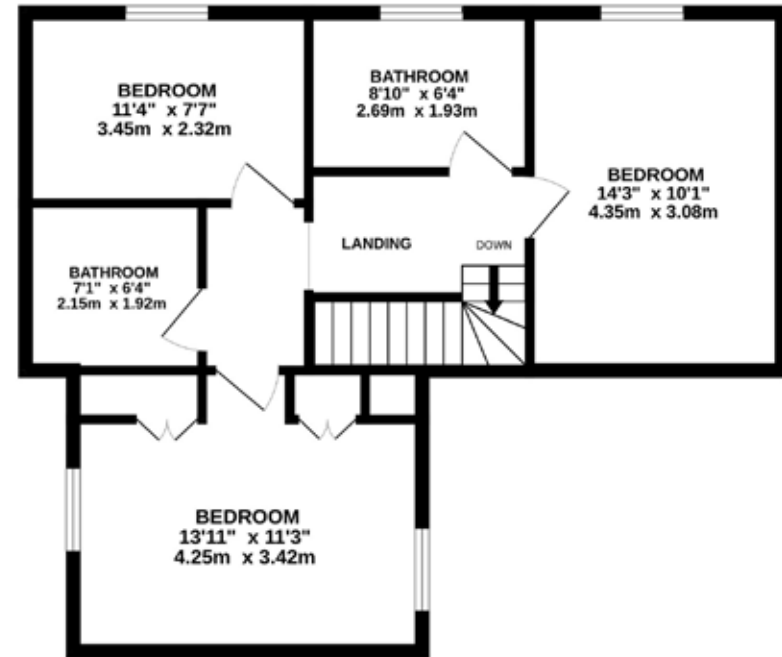
Tenure

Freehold

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81	B		
70	C		
68	D	64	78
54	E		
38	F		
20	G		

TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.

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