



THE STORY OF

# 4 Rose Acre

*Bodham, Norfolk*

**SOWERBYS**

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# 4 Rose Acre

Bodham, Norfolk  
NR25 6NU

Detached Bungalow with Garage

Modern Kitchen

Living Room and Sun Room

Two Double Bedrooms

Planning Permission to Extend

Pretty Established Rear Gardens

Quiet Residential Setting

Delightful Village Setting

Three Miles From Coastline

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“The pretty gardens are an incredibly lovely place to relax and soak up the sun.”

Single storey living with pretty gardens, a tandem garage and planning permission granted for an extension and remodelling, whilst also commanding a discreet and peaceful setting close to the north Norfolk coastline.

4 Rose Acre is a delightful, two bedroom detached bungalow which commands a peaceful setting on a discreet residential cul-de-sac in the heart of Bodham. This

prime location is less than three miles from the coastline and conveniently close to the vibrant and historic towns of Holt, Sheringham, and Cromer.

The present owners were able to achieve planning permission to remodel and extend the existing accommodation to extensively enhance the home to provide a revised layout which includes an open plan kitchen/dining room, two suited-bedrooms and a study/bedroom.



The existing accommodation extends to more than 900 sq. ft. which starts with a front porch leading through to a spacious living room, featuring a large bay window to the front. Off the living room is a delightful sun room which looks out over the pretty gardens. This spacious and versatile room is predominantly glazed and has direct access onto a sun terrace and the garden.



The kitchen features a range of modern units with space for a free-standing oven, washing machine and fridge/freezer.

The two double bedrooms include the principal bedroom with fitted wardrobes and they are served by a family sized bathroom with a three-piece suite, and over-bath shower.





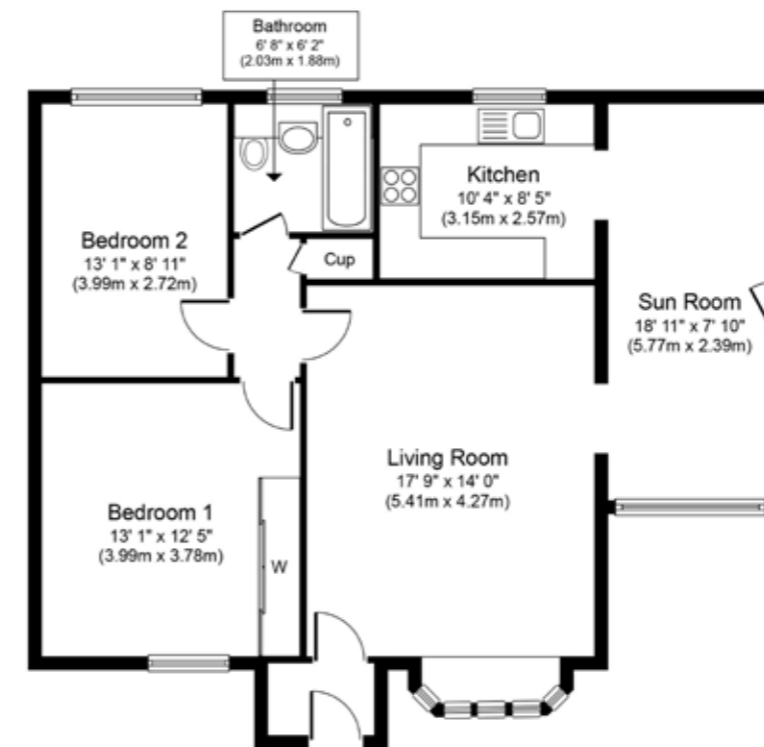
To the front of the property is a brick weave driveway with off-street parking and access to a detached, brick-built garage of 35' in length. Colourful, soft landscaping flanks the front of the house and a brick archway gate leads through to the main gardens.

The gardens wrap around the property on all sides to provide a delightful and private environment. A flag stone sun terrace and brick weave pathway look over shaped lawns which are bordered by beautifully established shrub and flowering beds. A real sun trap, the garden also includes tropical plants such as a handkerchief tree and a certified Wollemi pine.

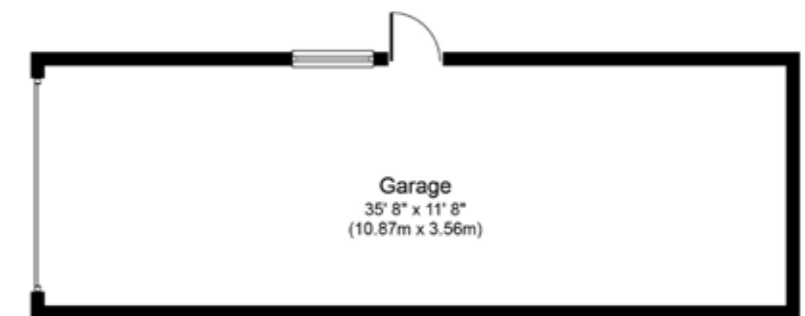


“The tropical plants enhance the private environment created by the garden.”

Rose Acre is a small and quiet residential cul-de-sac set in the heart of Bodham. A thriving village community benefits from an active village hall and a charming traditional village pub. The nearby towns of Holt, Sheringham, and Cromer provide further amenities and of course access to the glorious north Norfolk coastline.



**Ground Floor**  
**Approximate Floor Area**  
**902 sq. ft.**  
**(83.8 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**412 sq. ft.**  
**(38.2 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



# Bodham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Excellent positioned, Bodham is a north Norfolk village with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style

was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



*Note from the Vendor*



“Being only three miles from Sheringham and the coastline is a great advantage of living in Bodham.”

SOWERBYS



**SERVICES CONNECTED**

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

**COUNCIL TAX**

Band C.

**ENERGY EFFICIENCY RATING**

E. Ref:- 0300-2479-1010-2109-1955

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: ///widen.articulated.bump

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



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