



3 Dawdys Court  
Halvergate | Norfolk | NR13 3BF

FINE & COUNTRY

# AN ENVIABLE OUTLOOK



“The views from this impressive home are stunning, stretching right across the marshes, teeming with wildlife, with spectacular sunrises to enjoy. The property itself has been in the same ownership since new and has been continually upgraded and improved, so it has the pristine feel of a new home. Warm and welcoming, it’s perfect for family life or entertaining alike.”



# KEY FEATURES

- A Modern Detached House on a Select Development of just Four Properties in the Village of Halvergate
- Four Double Bedrooms; Three Bath/Shower Rooms
- Principal Bedroom benefits from a Dressing Room and an En-Suite Shower Room
- Kitchen/Dining Room with Separate Utility and Ground Floor WC
- Sitting Room and Oak Framed Garden Room
- Beautiful Landscaped Gardens with Fantastic Entertainment/ Games Room
- The Property benefits from Fabulous Field Views
- The Accommodation extends to 2,670sq.ft
- Energy Rating: C

Set in a popular Broadland village on a development of just four properties, this lovely village home has so much to offer. Generous rooms are filled with light, while the wrap-around gardens and garden studio add to the appeal.

## A Sense Of Quality

When you come to view this handsome home, you'll understand what drew the owners here before you even step inside the property. On a small group of four houses, there's no passing traffic here and you look out over the marshes, all the way to the coast. The development was built by renowned builder and former Norwich City Football Club Chairman Robert Chase. The owners fell for the property before it had been completed, so they were able to make a few tweaks to have everything just as they wanted it. Over their twenty years here, they've continued to further improve their home, adding an oak framed garden room and later a detached garden studio.

## Room To Make Memories

When it comes to living space and entertaining, this house is superb. The main sitting room, complete with feature fire, is open to a beautiful oak-framed garden room, from where you can enjoy the sunshine when it's not quite warm enough to be outside. The kitchen is another excellent sociable part of the property, as the owners have knocked through into the dining area and installed a fabulous bespoke kitchen with large breakfast bar and space for a separate table or seating area. There's a useful utility too, as well as a cloakroom.





# KEY FEATURES

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## Explore The Upstairs

Upstairs, the owners have a stunning suite to the front of the house that was originally designed as two bedrooms. This has enabled them to have a dressing room and large en-suite bathroom, as well as a dual aspect bedroom. What was originally the main bedroom also has built-in storage and an en-suite, with the last two double bedrooms sharing a family bathroom – no queues in the morning here!

## A Country Community

The owners originally planned to stay here for a few years, but it's been such a happy home and they've so many made good friends in the village that they'll find it hard to leave – 20 years later! They've had great times here with their children and grandchildren and love hosting a houseful, with the layout enabling you to gather together or spread out and do your own thing. In the garden, there's a studio that currently houses a golf simulator and would be great as a games room, party pad, gym, hobby space or home office. The garden is lovely and private here and gets a lot of sun, wrapping around the side and rear of the house. The owners love coming home from Norwich or Great Yarmouth and feeling as though they've left all the hustle and bustle behind, relaxing in this peaceful place. There's abundant wildlife to see on the marshes and lots of lovely walks to enjoy with your dogs. You'll soon find there are familiar faces here when you head out for a stroll and everyone is very friendly. The village has a traditional pub where you can meet with friends, and you can choose to immerse yourself in the community as much or as little as you like. You have the security of having people around and you're well placed for beach, Broads and city, but you're so tranquil and secluded that you really feel you've closed the door on the outside world when you come home.

































# INFORMATION

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## On The Doorstep

Within the village of Acle, there is no shortage of amenities, including a supermarket, butcher's, cash points, a post office, hardware store, newsagent, restaurants, takeaways, cafes and pubs, plus a library, chemist, doctor's surgery, opticians, vets and train station. A small market is held every Thursday morning, with a live auction of household furniture and decorative items.

## How Far Is It To?

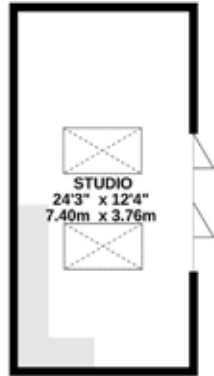
Halvergate lies in between Norwich, which is approximately 16 miles west, and Great Yarmouth, approximately 8 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, two shopping centres, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions that you would expect of a seaside resort.

## Directions

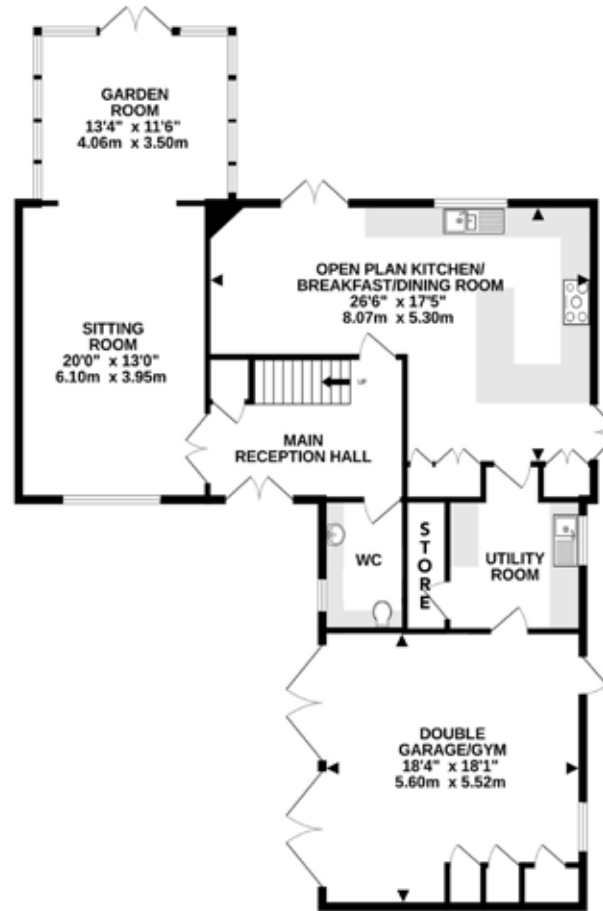
Leave Norwich via the A47. Continue over the Brundall roundabout and turn right at the Acle Roundabout signposted Great Yarmouth. Continue along the Acle Straight and at the bend turn right onto Branch Road, signposted Halvergate. Continue along this road and over the bridge bearing right onto Marsh Road. Turn left onto Bakers Road and continue onto Wickhampton Road. Turn right onto Dawdys Court.

## Services, District Council and Tenure

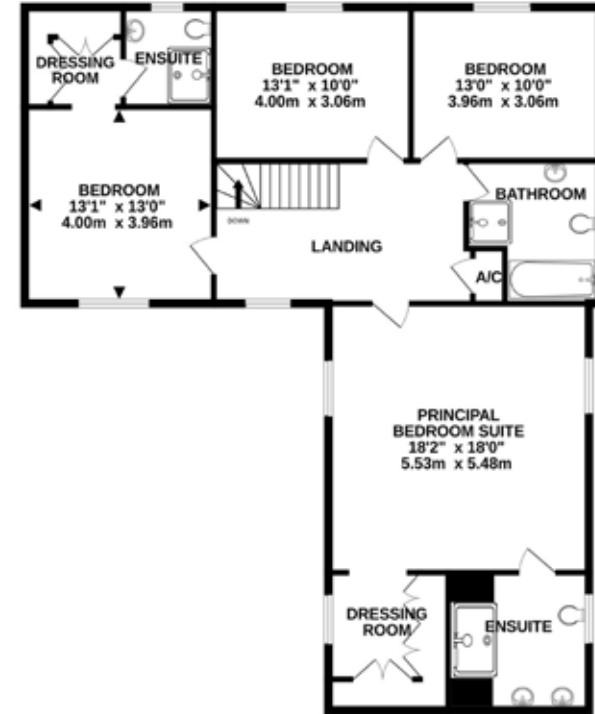
Oil Central Heating, Mains Water, Mains Drainage  
Broadland District Council – Council Tax Band E  
Freehold



STUDIO  
300 sq.ft. (27.8 sq.m.) approx.



GROUND FLOOR  
1416 sq.ft. (131.5 sq.m.) approx.

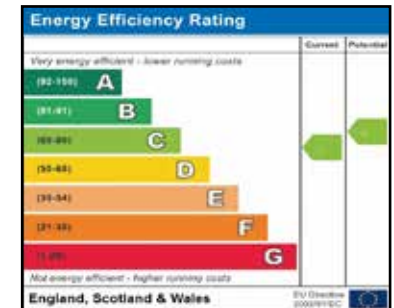


1ST FLOOR  
1284 sq.ft. (119.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING STUDIO) : 2670 sq.ft. (248.1 sq.m.) approx.  
TOTAL FLOOR AREA : 2970 sq.ft. (275.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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