



THE STORY OF

Dairy Farm Cottage

Alderford, Norfolk

SOWERBYS

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THE STORY OF

Dairy Farm Cottage

1 Reepham Road, Alderford,
Norfolk, NR9 5NQ

Wonderful Period Cottage

Four Bedrooms

Open-Plan Kitchen and Sitting Room

Sympathetically Updated and Extended

Lovely Sitting Room with Wood Burner

Cloaks and Shower Room

Conservatory

Parking and Front Garden

Rear Garden, Terrace and Lawn

Close to the Market Town of Reepham

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“The best view is out of the back bedroom windows over Dairy Farm Fields...”

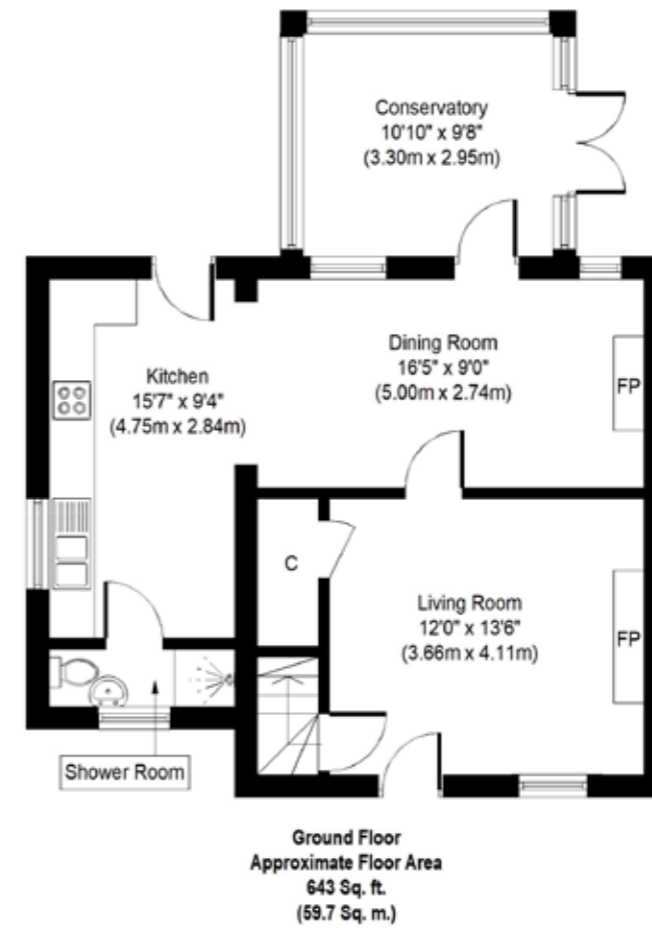
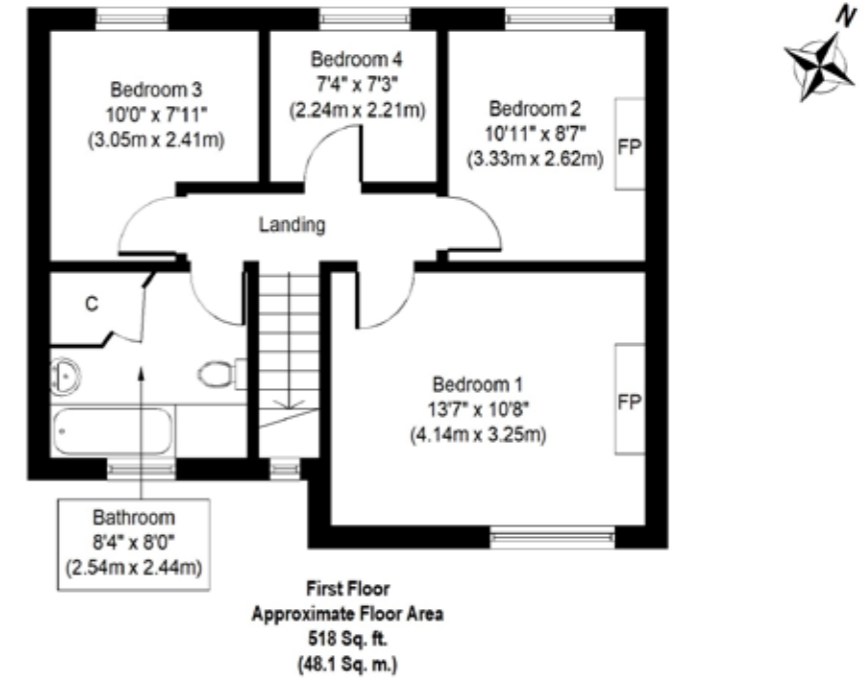
A perfect blend of charm and contemporary living can be found within this period cottage. The rooms are filled with natural light, highlighting the character of the property. The sitting room is a delightful space for relaxation and entertaining, especially with the cosy wood-burner during those winter months. The open-plan kitchen and dining room create a seamless flow, ideal for enjoying meals and preparing delicious cuisine. In addition, there is a convenient cloakroom and shower room, as well as a conservatory which provides a beautiful view of the garden.

Upstairs, you will find four well-proportioned bedrooms and a modern bathroom with both a bath and shower.

The front of the property features ample parking, a five-bar gate, and a lawn surrounded by mature boundary hedging. A terrace leads from the conservatory to the rear, perfect for unwinding and enjoying the surroundings. There is also a spacious lawn and a well-equipped storage shed at the bottom of the garden, perfect for storing away the lawnmower, garden furniture or children's toys and bikes.

Beautifully presented and with the promise of a relaxed and fulfilling lifestyle, this charming cottage is ready for its next custodian to begin their countryside dream.





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



Alderford

IN NORFOLK
IS THE PLACE TO CALL HOME



About ten miles north-west of Norwich, Alderford is a small, charming village, with a close community. Alderford Common provides a lovely place to go for walks or blackberry picking, and Marriott's Way makes it an easy off-road cycle ride to the market town of Reepham, or further afield if you wish.

By road, Reepham is a little over three miles away, and offers a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store,

and there are two further public houses.

Also within a couple of miles is Great Witchingham/Lenwade, which has a good village school, as well as a local shop, public house, garage, butchers, bakers, and cafe, and neighbouring Swannington church is host to a regular lunch club.

The village is set within the renowned Reepham High School and Sixth Form Centre catchment area.

Its central position ensures easy access into Norwich, as well as the market towns of Aylsham and Dereham, and the delightful north Norfolk coast and Norfolk broads are within easy driving distance.



Note from the Vendor



'Gladys' Cottage'

“The cottage was lived in by a lovely lady called Gladys for over sixty years, and local people still call the cottage Gladys' Cottage.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0027-2847-7993-2720-1961

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: ///younger.reforming.galaxy.

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SOWERBYS



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