



HALLS CLOSE

THE STORY OF

Halls Close

Gooderstone, Norfolk

SOWERBYS

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THE STORY OF

Halls Close

The Street, Gooderstone Norfolk
PE33 9BS



- No Onward Chain
- Four Double Bedrooms
- En-Suite Bathroom
- Ground Floor Shower Room
- Multiple Reception Rooms
- Open Fire Place
- Double Garage
- Large Garden
- Rural Village Location



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“The approach to this home is lovely and in-keeping with the nearby wooded areas.”

A quaint rural location with an all-year-round community, Halls Close is situated within easy reach of both local and major amenities.

This well-proportioned home has a wonderful approach with superb mature leafy frontage which is brilliantly in-keeping with the nearby woodland surroundings which offer an abundance

of walks to explore.

Just a hop, skip and jump down the road is the stunning water gardens which attract visitors from far and wide to discover the array of colourful plants and flowers before taking a moment's pause at the café - making it a great day out for young and old alike.

The overall layout and room sizes of this property have been well considered, and although it would benefit from updating throughout, some more recent adaptations, such as the creation of an open plan kitchen/dining room, this home does remain on trend with the demands of modern living.

Each of the main reception rooms enjoys captivating views over the garden, which is fabulously inviting. Sliding doors from the living room neatly frame the outlook from which to take-in the visiting wildlife whilst providing easy transition to the patio and lawn area beyond.

The country kitchen is welcoming and cosy with substantial units and work surface benefiting from two integrated ovens, a hob and dishwasher.

Just a few steps out the side door is a double garage, conveniently located when returning home with shopping for the household - or, of course, if you require space for an additional chest freezer.

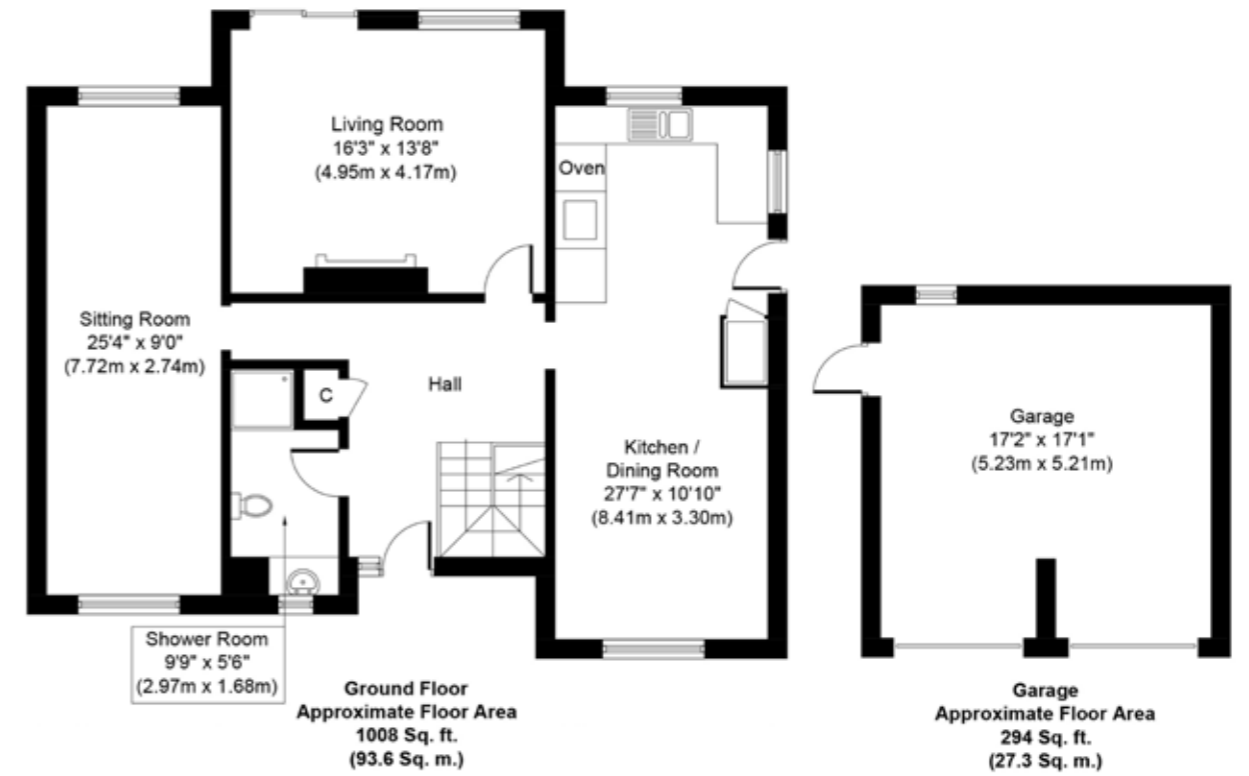
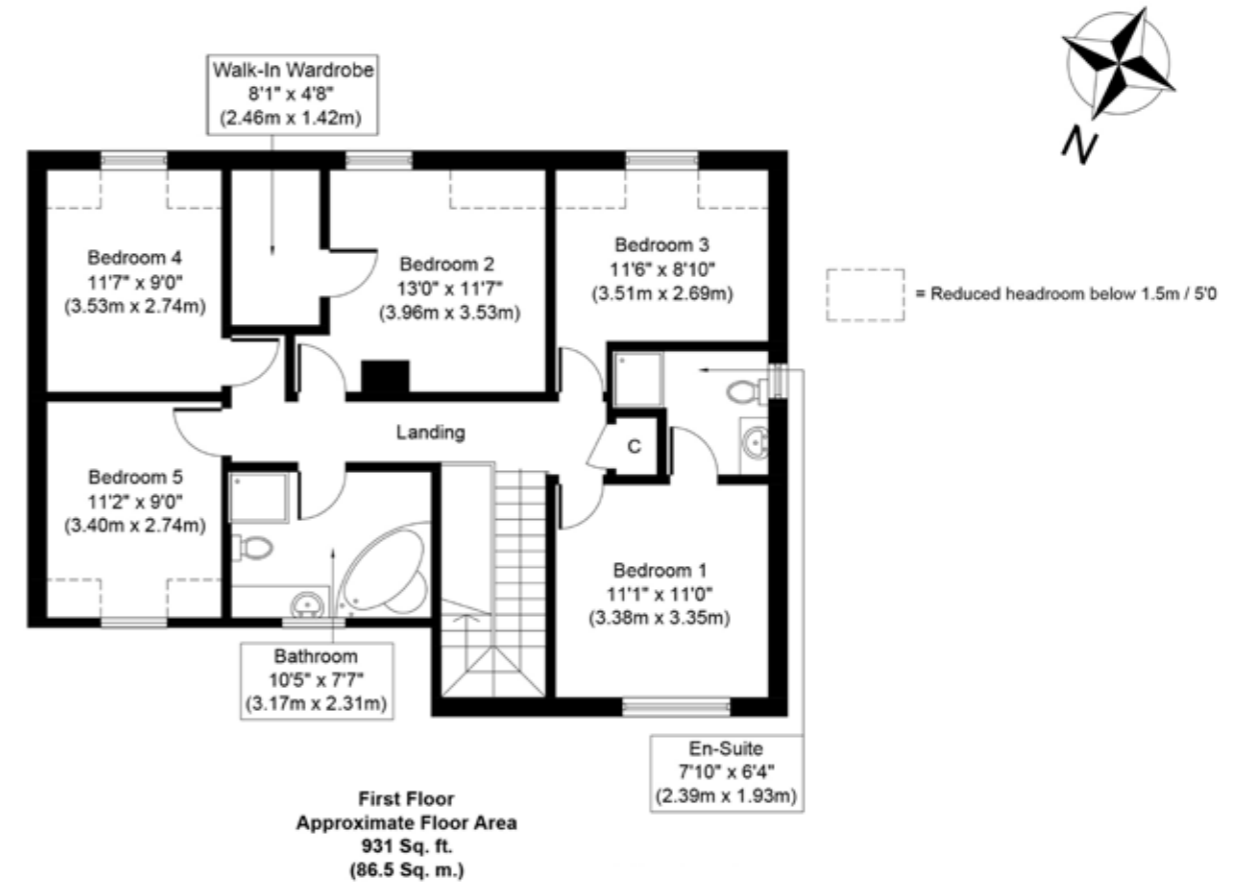
Concluding the ground floor is a WC with shower – ideal for adventurous living with the ability to get scrubbed down without venturing too far into the home or of course useful for multi-generational living and those with restricted mobility.





Upstairs are three double bedrooms and two generous singles. The principle bedroom is served by its own ensuite shower room whilst the remaining bedrooms have use of the family bathroom - with separate bath and shower. One of the remaining doubles has a walk-in wardrobe and each of the bedrooms feels uniquely characterful, with exposed timbers and charming outlooks.

Outside, the garden is deceptively large with a mix of open spaces, border planting and little hideaways to be revealed. Plenty of room for family life and perhaps even somewhere to create an enviable vegetable patch.



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.

ALL THE REASONS



Gooderstone

IN NORFOLK
IS THE PLACE TO CALL HOME



A traditional Norfolk village, Gooderstone is home to a friendly community and is situated approximately 6 miles away from the market town of Swaffham.

gardens, this unique attraction is the perfect place for garden lovers, photographers, artists, or purely those who just want to sit amongst the tranquillity. The Tearoom here is popular within the community and offers tea, coffee, cakes, and both hot and cold snacks. The Water Gardens are open all year round and dogs are also welcome to join their owners.

In the heart of Gooderstone is the attractive St. Georges Church, full of interest and character with a 13th century Norman square tower at one end and the chancel at the other. A mobile Post Office also stops here several times a week.

The nearby historic, thriving market town of Swaffham offers an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

Opposite St. Georges Church is the Swan Inn. This is a popular and friendly local Norfolk village pub, offering regular informal folk music and acoustic 'jam' evenings each month, as well as a monthly pub quiz, a weekly singing group, a craft club and a regular coffee morning, along with charity fundraising and other popular events during the year.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

For those with young children, the local Primary School is OFSTED rated outstanding and there is also a pre-school.

Brandon Railway Station is only 12 miles away and Downham Market Station is also just 13 miles away. With traditional village life on your doorstep, great travel connections, and a thriving market town just round the corner, Gooderstone is perfectly located to enjoy all paces of life.

Relax and unwind in the enchanting Gooderstone Water Gardens. With six acres of



Note from Sowerbys



“The nearby gardens in the village are the perfect place to explore and while away your day.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9310-2303-5200-2002-1165

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: ///stored.spenders.spice

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