



THE STORY OF

Meadow Head

Sedgeford, Norfolk

SOWERBYS



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Meadow Head

16 Goodminns Estate, Sedgeford,
Norfolk, PE36 5NB

No Onward Chain

Two Bedroom Detached Bungalow

Kitchen/Dining Room and Spacious Sitting Room

Bathroom and Additional WC

Off-Street Parking and Garage

Countryside Views

From its elevated position, Meadow Head enjoys rolling countryside views to both front and rear. This two bedroom detached bungalow has been used by the current owners as a second home, holding many years of enjoyable holiday memories. Superbly located, it's time for a new owner to begin making memories while discovering all that this fabulous area has to offer.

Approaching the property, you are greeted by a glazed entrance porch, which the current owners have added. Although a perfect place to leave your shoes and coats, its real highlight is the field view to the front. From here the hallway leads to two good-sized double bedrooms, a family bathroom with separate shower, and a handy second WC.

The sitting room is light and airy with a large front window and a brick open fireplace, a cosy spot to snuggle down to in colder seasons. The kitchen/dining room has been extended to create a sociable cooking and entertaining area that overlooks the rear garden. There is also a handy internal door to the single garage.

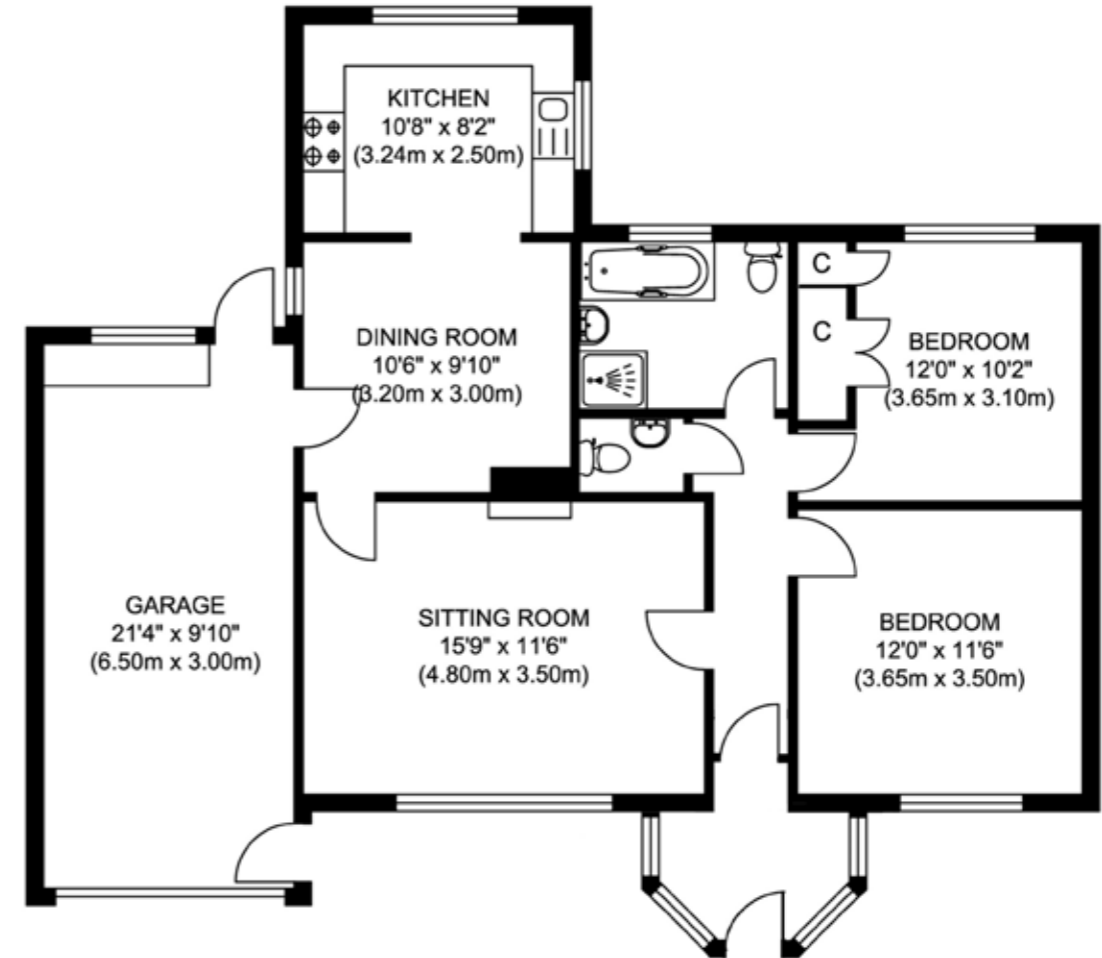
The rear garden is mainly low maintenance with some mature plants and shrubs, and with a fantastic distant countryside view.

With no onward chain, Meadow Head will appeal both to those looking to retire to the countryside and to small families looking for a bolt hole close to the picturesque North Norfolk Coast.

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TOTAL APPROX FLOOR AREA OF HOUSE 982.85 SQ.FT. (91.31 SQ. M.)
Meadow Head, 16 Goodminns Estate, Sedgeford, PE36 5NB
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

Sedgeford

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's

also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from the Vendor



Nearby Ringstead Downs

“We have very much enjoyed being part of the community, and having the ability to walk in the surrounding countryside.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Heating via electric heaters.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 1101-8340-0022-7026-0873

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: ///unfair.lands.relative

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SOWERBYS



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