



THE STORY OF

4 Avondale Road

Address, Norfolk

SOWERBYS

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THE STORY OF

4 Avondale Road

South Creake, Fakenham,
NR21 9PH

Large Single Storey Property

Two Double Bedrooms

One Bedroom Annexe Potential

Stylish Kitchen/Dining Room

Free-Flowing Living Space

Integral Garage and Off Road Parking

Field Views

Peaceful Village Location

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“We’ve lived here for over 40 years and love so many aspects of this home.”

Set well back on a generous plot, this is a substantial home which has been greatly improved, both inside and out, by our sellers.

The most important room of any home is the kitchen, and with this property it really is the stand-out feature. Originally two rooms, a kitchen and separate dining room, the space has been opened up and a modern and stylish kitchen/dining room has been created. There is plenty of storage and workspace, plus a sociable breakfast bar and ample room for a dining table. This living space is further enhanced by the adjoining conservatory, which makes for a really generous and free-flowing living space.

For more formal occasions, or just for some tranquillity, at the front of the property is the sitting room, which has retained its ‘period feature’ of a serving hatch back through to the kitchen - still relevant for practical living!

There are two double bedrooms, with one arranged as a home office, and they share the family bathroom. To the rear of the adjoining garage, and accessed via the conservatory, there are two further rooms, one used as a workshop and the other as a sewing room with en-suite WC making this a usable third bedroom, but also offering the potential to be used as a completely separate, one bedroom annexe should you wish.





As well as the garage there is off road parking for two cars and gardens to both the front and rear, with the latter overlooking further gardens as well as having a very sweet little summer house.

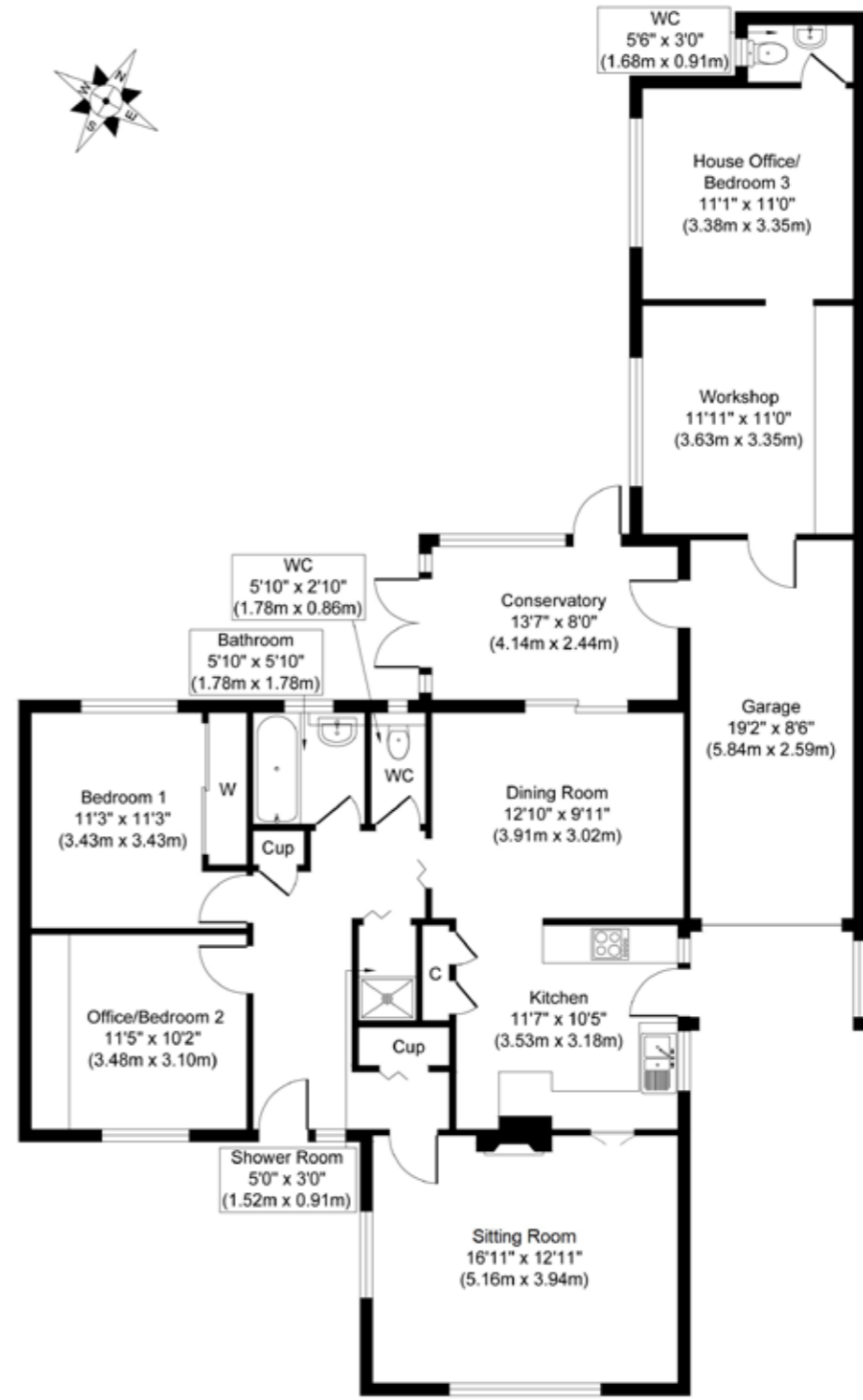
“If we were to describe our home in three words they’d be ‘peaceful, wonderful, and well-maintained.’”

No4 Avondale Road has been a much-loved home for over four decades and without doubt you can sense what a happy home it has been. Our sellers hope that those that follow love living here as much as they have.





“It’s perfect, surrounded by countryside with beautiful field views...”



Approximate Floor Area
1563 sq. ft
(145.20 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

South Creake

IN NORFOLK
IS THE PLACE TO CALL HOME



A very popular rural village, South Creake has a pretty village green through which the River Burn runs.

The Ostrich pub has recently undergone a huge refurbishment and now provides not only an intimate village pub but also an outstanding restaurant. There is a homegrown fruit and vegetable stall, a children's play area, tennis courts and fishing lakes.

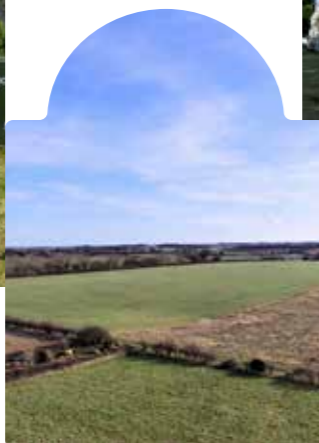
The village has a vibrant community and the busy village hall is home to many events.

South Creake is about five miles from the village of Burnham Market which is located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. For amenities, Burnham Market Stores is well-stocked and The Post Office, Burnham Motors Garage - for mechanical needs - and the petrol station are all also very useful. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

Fakenham and Wells-next-the-Sea both have primary and secondary schools.

South Creake is perfectly positioned for the beautiful north Norfolk coast.



Note from the Vendor



Burnham Overy Staithe

“We visit the coast several times a week, it's great being so close and we know the best spots!”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via LPG gas.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8344-7929-1960-2898-4926

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: ///difficult.comb.interest

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SOWERBYS



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