



THE STORY OF

The Pightle

Elsing, Norfolk

SOWERBYS



Highly Sought After Village of Elsing
Secluded Grounds Extending to
Approximately 0.8 Acres (STMS)
Spacious Three Bedroom Detached Bungalow
Excellent Potential to Improve or Extend (STPP)
Quadruple Garage/Workshop
Delightful Meadow Behind
'L' Shaped Open-Plan Living Space
Two Bathrooms, Utility Room and Conservatory
No Onward Chain



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The Pightle

Church Road, Elsing,
Norfolk, NR20 3AD

The Pightle is a spacious detached single storey home positioned within the rarely available and incredibly popular village of Elsing.

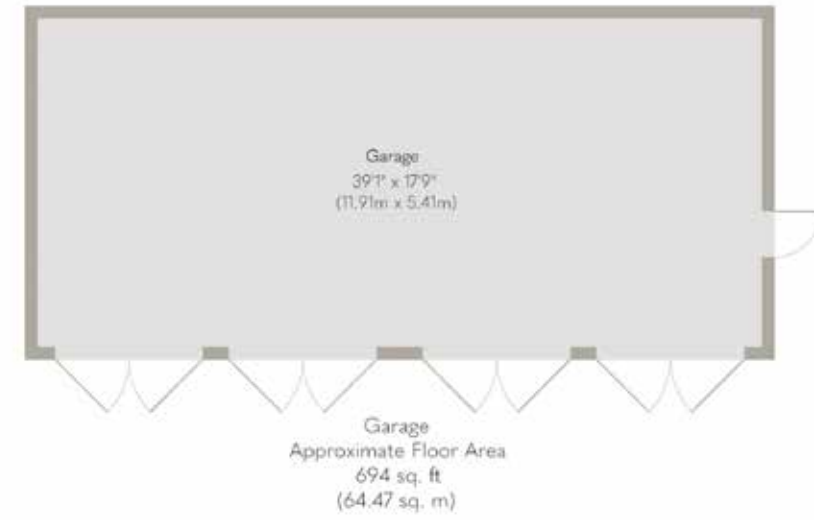
Its enviable plot extends to approximately 0.8 acres (STMS), with landscaped gardens featuring a wealth of mature trees, including a wonderful Monkey Puzzle tree, which provide a great degree of seclusion. A delightful meadow extends out to the rear of the property creating a haven for wildlife.

The property enjoys well-appointed living accommodation, including a kitchen, 'L' shaped living/dining room and a conservatory. In addition, there are three double bedrooms, a bathroom and a shower room.

The original garage adjoins the property with a utility room to the rear, creating potential to extend the kitchen into this space, of course subject to the necessary consents. Equally, there is excellent scope for improvement or further extension for those wishing to put their own stamp on a property!

An extensive driveway sweeps around both the front and side of the property providing plenty of off-road parking, whilst an expansive timber-framed quadruple garage/workshop is positioned behind the home and would be well suited for a broad range of uses to suit individual requirements.





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

Elsing

IN NORFOLK
IS THE PLACE TO CALL HOME



In the heart of the Norfolk countryside, Elsing is ideally located for access to both Dereham and Norwich. A small, friendly village, there's a village hall and a 14th century church, and the former village pub is now run as a superb restaurant and deli, The Lemon and Rosemary Yard.

The nearby villages of Lyng, Swanton Morley and North Tuddenham offer a range of amenities for your day-to-day needs, and Dereham, only six miles away, provides a greater range of services and larger supermarkets. A trip to Norwich is effortless, whether it's for shopping, culture, or to indulge in the city's vibrant restaurant scene, and with easy access to the A47, travelling further afield is a breeze.

The Cathedral City of Norwich is 12 miles away which is dominated by its magnificent Norman cathedral, boasting the largest cloisters in England, the second tallest spire in the country and an amazing 1,200 carved stone roof bosses - one of the greatest art treasures of medieval Europe. Norwich is proud of its past and present status. Its ancient buildings and city wall remains make it the most complete medieval city in Britain. In medieval times Norwich was one of the greatest cities in England, and today, as East Anglia's capital city, it still is - offering a rare blend of historic interest and modern sophistication. The city offers direct rail links to London and international travel via Schiphol airport in Amsterdam.

You can reach the north Norfolk coast in under 40 minutes, and here you will find charming seaside villages and miles of coastline to explore.



Note from Sowerbys



“The Pightle’s generous plot offers many possibilities...”

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SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9340-2337-8300-2197-7165

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: ///brittle.master.picturing

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