



THE STORY OF

The Gables

Edingthorpe, Norfolk

SOWERBYS

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The Gables

Edingthorpe, Norfolk
NR28 9TN

- Substantial Four Bedroom Home
- Immaculately Presented Throughout
- Open Plan Living Options
- Impressive Kitchen/Dining Room
- Glorious Garden
- Idyllic Village Setting
- Highly Sought After Location
- Accommodation More Than 2,000 Sq. Ft.
- Easy Access to the Coast

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“We love the peace and security we have here.”

Tucked discreetly within a peaceful village setting, The Gables occupies a generous plot and highly versatile accommodation. At around a mile and a half away, the coast is within easy reach. Stretching to over 2,000sqft, the immaculately presented interiors invite a wealth of natural light into the property and provide the essential flexibility required to accompany the ever-changing demands of modern family life.

A large cobble sett driveway leads to the handy entrance porch and reveals a wonderfully balanced home, where impressive open plan spaces meet cosy receptions and calming garden rooms. At the heart of the property, the striking kitchen/dining room features an

expansive kitchen showcasing an array of fine cabinetry topped with an excellent amount of worktop space.

The breakfast bar provides the perfect threshold to the dining area and makes for a brilliantly sociable room for entertaining guests or catching up as a family amongst busy schedules. This open plan space is well-balanced by the sitting room and adjoining garden room, perfect for decompressing after a fulfilling day in the garden or amongst the village community. The ground floor continues to boast yet more versatility with a handy study to the front and a grand conservatory to the rear basking in yet more glorious views of the rear garden.



The first floor is home to four elegant bedrooms. The impressive principal bedroom benefits from a built-in wardrobe as well as a luxurious shower room en-suite. Two further double bedrooms are complemented by the versatile fourth bedroom, and all are well-served by the central family bathroom.



Providing the perfect accompaniment to the calm and immaculate interiors, the superb rear garden provides a peaceful haven enveloped by thriving and well stocked flower beds. The sheltered sun terrace enjoys direct access from both the garden room and the conservatory and continues down the paved garden path to the attractive summerhouse and the bottom of the garden.





“We have lived at our home for twelve years. The garden has matured, and the house has been well-maintained.”



First Floor
Approximate Floor Area
734 sq. ft
(68.19 sq. m)



Ground Floor
Approximate Floor Area
1288 sq. ft
(119.65 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

Edingthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled in the north Norfolk district of Norfolk, Edingthorpe is a charming village that exudes timeless

tranquillity, offering a peaceful retreat from the hustle and bustle of urban life.

At the heart of Edingthorpe, one can find a parish church—a focal point reflecting the village’s deep-rooted history and serving as a gathering place for the community.

The church, with its architectural grace and historical significance, contributes to the village’s cultural identity.

Edingthorpe’s streets, lined with trees and hedgerows, evoke a sense of serenity, providing a picturesque backdrop for leisurely walks and exploration. The air is likely filled with the sweet fragrance of blooming flowers in well-tended gardens, and the occasional birdsong enhances the natural ambiance.

Community spirit is a hallmark of villages like Edingthorpe, where residents come together for local events, festivals, and activities, fostering strong neighbourly connections. The village boasts a warm and welcoming atmosphere.

The closest town, north Walsham, is approximately 3.5 miles away—a popular market town situated a few miles from the seaside town of Cromer and the Norfolk Broads capital, Wroxham.

Offering a range of amenities, including supermarkets, leisure facilities, shops, primary and secondary schools, a sixth form college, doctors’ surgeries, and a cottage hospital. Regular bus and train services connect the town to the cathedral city of Norwich, where a wider range of facilities, including an international airport and mainline services, can be found.



Note from the Vendor



Cromer on a beautiful summers morning

“Locally we love to go for walks on the beach or stroll in the scenic countryside locally to us.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage. Heating via Calor gas.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9340-2272-5300-2997-6011

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: ///empires.tungsten.flopping

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