



THE STORY OF
Field View Bungalow

Cranworth, Norfolk

SOWERBYS



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Field View Bungalow

Hook Lane, Cranworth, Norfolk
IP25 7SZ



Newly Converted Bungalow

Positioned Within a Unique Cluster of
Properties Dating Back to World War II

Situated on the Outskirts of a Popular Central Norfolk Village

Spacious Property Extending to 1,042 Sq. Ft.

Two Double Bedroom

En-Suite and Family Bathroom

Dual Aspect Open Plan Kitchen/Family Room

No Onward Chain

Superb Countryside Views

Off Road Parking for Several Cars



This recently converted two-bedroom bungalow sits within a cluster of homes on the outskirts of Cranworth, with a history dating back to World War II, not far from the former airbase in Shipdham.

Approached from a rural country lane and accessed via a private shared

driveway, at the very rear of a small complex, this property offers superb countryside views.

Finished to a very high standard, the accommodation extends to approximately 1,042 sq. ft. and has high quality fittings, as well as the benefit of underfloor heating throughout.

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The heart of the home is the large open planned kitchen dining family room. The kitchen is fitted with stylish modern base and wall mounted storage units, with a lovely island positioned central ideally for entertaining or a quick Monday morning breakfast before rushing out the door.



Towards the opposite end of this open planned room is the more casual area where the current owners have created a cosy space to come and relax in the evening. The room is completed with a large bi-folding door which not only opens on to a paved al-fresco dining area, but also allows the room to be flooded with natural light.



The property has two well-proportioned bedrooms with the principal having a built-in wardrobe and private en-suite shower room, meaning the second then has use of the family bathroom which is centrally positioned in the property.



To the rear the garden is mainly laid to lawn with a low wooden picket fence showing off the lovely countryside views which surround the area. To the front there is a large, shingled driveway with parking enough for several cars.



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. Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS

Cranworth

IN NORFOLK
IS THE PLACE TO CALL HOME



A charming and picturesque semi-rural village in the heart of Breckland, ideal for those looking for the quiet country life, whilst still having amenities close by.

St Mary's church can be found in the centre of the village and was built during the early 14th century. There is also a village hall and a local family run business, the Mid Norfolk Smokehouse, producing natural oak smoked foods such as crabs and a variety of fish. Cranworth really offers a sense of Norfolk life, surrounded by countryside with beautiful, idyllic walks on your doorstep.

Less than four miles away is the highly desired market town of Hingham. Grand Georgian architecture surrounds the market place and village green. It was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow.

Amenities include a family butcher, The White Hart Hotel, which is a community Boutique Hotel and Country Dining Pub, cafe's, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the Cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.



Note from Sowerbys



"It's easy to enjoy the countryside views from the rear garden, the perfect space to relax."

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SERVICES CONNECTED

Mains electricity. Private water.
Drainage to a sewage treatment plant. Air Source heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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

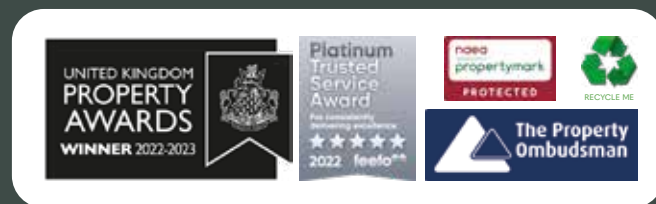
Freehold.

LOCATION

What3words: ///banter.punters.impressed

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