



THE STORY OF

# 1 Meadow Gardens

*Whittington, Norfolk*

SOWERBYS

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Whittington, Norfolk  
PE33 9TT

Detached and Modern Home

Only Two-Years-Old

Open Plan Kitchen Diner and Bi-Fold Door to Rear Garden

Separate Utility Room and WC

Family Room with Log Burner

Four Double Bedrooms

Oak Veranda Added to Rear

Log Cabin with Power and Lighting, the Ideal Home Office

Situated at the Bottom of a Private Drive, a  
Development of Only Six Executive Homes

Superb Views to Rear and Lovely Walks on the Doorstep

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“We’ve loved looking out over  
the garden from the kitchen/dining room  
- especially in the summer.”

Located at the end of a private drive which serves only six executive homes, you may arguably consider 1 Meadow Gardens to be the most strategically positioned residence. The spacious grounds, scenic walks, and high-quality finishes are among the distinguishing features which made this a must-have home for our clients.

Upon turning in from the main road, a palpable sense of exclusivity immediately takes hold. As the drive gracefully winds

around, this particular dwelling stands as the sole property within this private development offering an additional private access and ample off-road parking for multiple cars.

The home itself is noteworthy for all the right reasons, exuding the charm one associates with a cottage, but incorporating all the modern amenities one would expect from a contemporary build.



The open-plan kitchen/dining room serves as a beloved focal point, enhanced by the recently added oak veranda. Whether in summer or winter, this space invites year-round enjoyment, making it an ideal setting for those who relish entertaining and bringing together family and friends.

A separate sitting room provides an essential sanctuary for unwinding after a busy day, complemented by a desirable log burner which adds a touch of comfort and cosiness.

The upper level exudes brightness and airiness, with the landing providing access to all four bedrooms and the family bathroom. Each bedroom is generously sized, with the principal its own en-suite and another bedroom having built-in wardrobes. Additionally, the rear bedrooms boast stunning views of the meadow and its wildlife.



The outdoor space has undergone a thoughtful transformation. A five-bar gate at the front enhances privacy and security, while the gravel drive offers ample parking.

The rear garden, facing southwest, is a sun trap, with the newly added veranda providing shade on exceptionally hot days and allowing outdoor festivities to continue even in inclement weather. The lawn is meticulously maintained, and the addition of young trees creates a pleasant ambiance.

Furthermore, a log cabin with power and light serves as a versatile space, functioning as a superb home office and a dedicated retreat for relaxation.





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

# Whittington

IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestled in the picturesque countryside of Norfolk, Whittington offers a tranquil and idyllic retreat. Situated in close proximity to the market town of Downham Market, residents of Whittington enjoy the best of both worlds – a peaceful rural location and easy access to modern amenities.

Whittington's rural setting provides a serene environment, perfect for those seeking a slower pace of life and a strong sense of community. The village is surrounded by lush green fields, charming woodlands, and meandering streams, offering ample opportunities for outdoor activities such as walking, cycling, and birdwatching. The scenic beauty of the Norfolk countryside is truly at your doorstep.

For major amenities, Downham Market is just a short distance away. This thriving market town boasts a range of shops, boutiques, cafes, and restaurants. The town also hosts a regular market, where locals can browse a variety of fresh produce, local crafts, and other goods.

The town also has a mainline train station. This station provides excellent transport links, connecting the area to major cities like Cambridge and London, or even to the Norfolk town of King's Lynn.

Commuters can enjoy a hassle-free journey, with regular train services offering quick and convenient access to these urban hubs. Whether it's for work, leisure, or exploring the cultural and educational opportunities available, having a reliable train service at your doorstep opens up a world of possibilities.



*Note from the Vendor*



“Thetford Forrest is only ten minutes away and perfect for dog walking..”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Drainage via a treatment plant.  
Air source central heating with underfloor heating to ground floor.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

B. Ref:- 2387-3903-0300-5729-0200

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: //myths.hooks.emphasis

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# SOWERBYS



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