



THE STORY OF  
**1 Tower Close**  
*Whissonsett, Norfolk*

**SOWERBYS**

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THE STORY OF

# 1 Tower Close

Whissonett, Norfolk,  
NR20 5FF

Detached House

Remaining NHBC Warranty

Four Bedrooms

Large Driveway

Open-Plan Kitchen

Double Garage

Village Location

Principal Suite

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“...the convenience of a modern home, with all the charm of a village setting.”

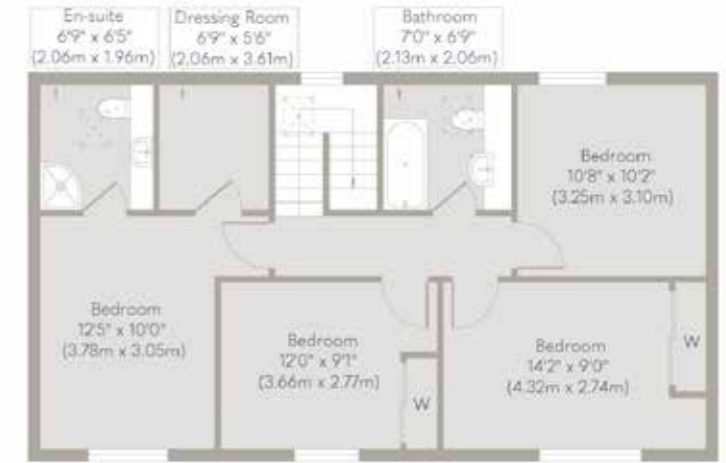
This property presents as a wonderful opportunity to purchase a recently built detached home in a delightful village location, with modern day comforts at the forefront of its build.

Perfectly blending the convenience of living in a newly built home, with the benefits involved in being located in the Norfolk countryside, 1 Tower Close offers a wealth of reception space, with a bright and spacious sitting room leading out into the garden through the sliding doors, and the sociable kitchen/dining space fitted with high quality Neff

appliances, and bi-folding doors onto the patio. Perfectly described by the current owners as being a home encapsulating efficiency, with comfort, the air source heating is a welcomed bonus.

The upstairs accommodation is thoughtfully laid out, with the principal suite benefitting from not only an en-suite bathroom, but a dressing room also. The landing and stairwell is adorned with light from the vaulted ceiling and Velux window, making a bright and spacious area.





First Floor  
Approximate Floor Area  
706 sq. ft  
(65.58 sq. m)



Garage  
Approximate Floor Area  
400 sq. ft  
(37.16 sq. m)

Ground Floor  
Approximate Floor Area  
706 sq. ft  
(65.58 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.

In the time the current owners have been at Tower Close, they have put much effort into creating a wonderful garden. To the rear, a predominantly lawned space is bordered by plants and shrubs, with the front garden following the same design. The bi-folding doors blend the indoors and outdoors perfectly, allowing space to entertain family and friends.

This home offers a wealth of space and makes the ideal family home. It's time for the current owners to move on to pastures new, and for someone else to make Tower Close their home.





ALL THE REASONS

# Whissonsett

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village that prides itself on its sense of community, Whissonsett has a bowling green, village hall, which holds regular events, a horticultural society, keep fit group and Women's Institute, amongst other things. Whissonsett is in the catchment area for both the sought after and high performing Litcham School as well as Brisley Primary Academy. St Mary's Church dates in part to the 14th and

15th centuries and features a particularly wide nave, a tower with buttresses and battlements with gargoyles. The village sign, designed by a villager features an apple (referring to the orchards run by the Stangroom family), stocks (no longer in the village), a well (no longer the source of water but still in existence) and a windmill (the village used to have two windmills). The market town of Fakenham is approximately four miles away whilst Dereham is a little further, approximately seven miles away.



Note from Sowerbys



“...a home with style, comfort, and efficiency - in equal measures.”

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### SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:-7822-5038-2370-1182-2222

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: ///flattens.splashes.emblem

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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