



THE STORY OF

Windsway

Whissonsett, Norfolk

SOWERBYS



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Windsway

London Street, Whissonsett
Norfolk, NR20 5ST

Brick and Flint Mid-Terraced Cottage

Open-Plan Living Area with Wood-Burning Stove and Original Features

One Double Bedroom and En-Suite Shower Room

Renovated in 2019

Delightful Garden and Summer House with Useful Brick Shed and On Street Parking

No Onward Chain

Nestled in the idyllic north Norfolk countryside, this charming brick and flint cottage presents an ideal retreat for those seeking tranquillity. Positioned conveniently in a sought-after village, the residence is just a short distance away from the breathtaking north Norfolk coast. Renovated with care and attention in 2019, Windsway exudes character and charm, providing a delightful mid-terraced cottage experience.

The well-presented interiors boast a thoughtful layout, featuring an open-plan living area with a kitchenette, cosy wood-burning stove, and an spiral staircase leading to a generously sized double bedroom with an en-suite shower room. The 2019 renovation ensures a

modern and comfortable living space for residents to enjoy.

Externally, the property offers access to a brick shed equipped with power, lighting, and plumbing for washing appliances. To the rear, a communal gravel pathway, shared with neighbouring cottages, leads to a private enclosed garden. This secluded outdoor space is enhanced by a beautiful timber summer house, providing a perfect spot to unwind and enjoy the natural surroundings.

Windsway stands as a testament to the allure of country living, combining a picturesque setting with carefully updated amenities for a truly inviting and charming retreat.

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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



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 lovely quaint cottage boasting character features throughout with the added bonus of being renovated in 2019.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric central heating system.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 9968-9948-6280-6341-8974

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

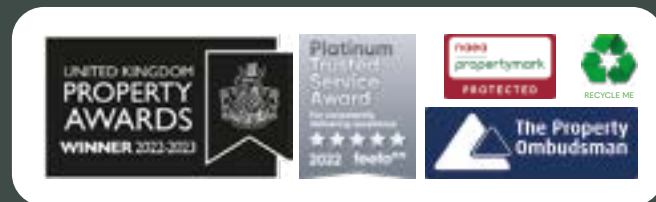
What3words: ///launcher.homelands.moons

AGENT'S NOTE

The Property is currently tenanted until the Middle of March 2024 – Viewings can commence once the property has been vacated and checked. The current photos were taken in 2021, since then the wood-burning stove has been upgraded.

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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