



THE STORY OF

4 The Paddocks

North Creake, Norfolk

SOWERBYS

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North Creake, Norfolk
NR21 9JY

Stunning Kitchen Family Room

Recently Extended

Large Corner Plot

Free Flowing and generous Living Space

Three Bedrooms

Landscaped Garden

Off Street Parking

Energy Efficient

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“I would describe our home as quirky,
peaceful and interesting.”

The kitchen stands as the heart of Number Four, a residence celebrated for its spacious layout and inviting atmosphere. Nestled on a sizable corner plot, the property welcomes guests through a modern rear extension, seamlessly blending indoor and outdoor living. This single-story addition, reminiscent of colonial architecture from the exterior, was artfully crafted just two years ago.

Inside, the extension has undergone a remarkable transformation, boasting a chic kitchen alongside a generously sized family room. Within this expansive area, there's ample space for dining, relaxation, and socialising. Whether supervising children or entertaining guests, the cosy seating area provides a perfect vantage

point. Bathed in natural light from skylights and large bi-fold doors, the space remains bright and airy, offering respite from the summer heat.

Adjacent to the kitchen lies the original sitting room, featuring an internal bi-fold door for flexible usage. It can serve as a separate sanctuary or be seamlessly integrated into the larger entertainment space for grand gatherings. Additional amenities include a practical boot room, utility area, and downstairs WC.

Upstairs, three bedrooms await, comprising two doubles and a spacious single, all sharing a well-appointed family bathroom.

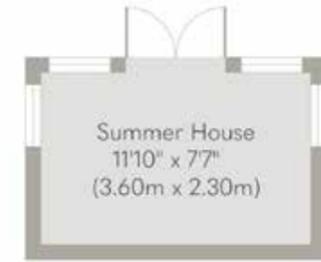




Outside, the enclosed garden has been thoughtfully landscaped to offer various seating areas, each optimised for different times of the day. From enjoying morning coffee to basking in the afternoon sun or savouring the sunset with a glass of wine, there's a spot for every occasion. Mature hedges provide privacy, while a lawn area to the south and two off-street parking spaces complete the outdoor amenities.

The recent extension, crafted by the current owner, not only enhances the living space but also prioritises energy efficiency with the integration of solar panels and an air source heat pump. Having been cherished as a beloved family home, Number Four now awaits its next occupants to create their own cherished memories.



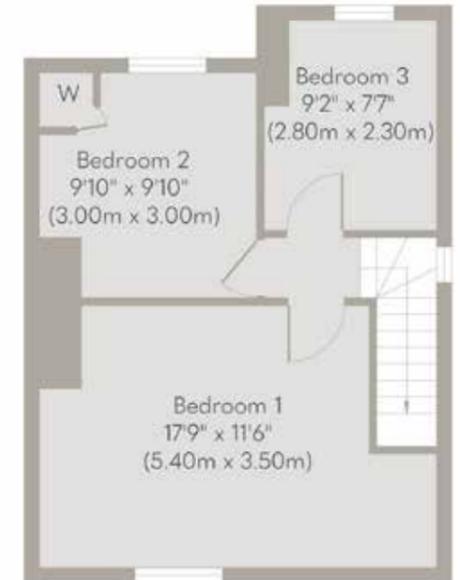


Summer House
11'10" x 7'7"
(3.60m x 2.30m)

Outbuilding
Approximate Floor Area
88 sq. ft
(8.20 sq. m)



Ground Floor
Approximate Floor Area
923 sq. ft
(85.76 sq. m)



First Floor
Approximate Floor Area
393 sq. ft
(36.52 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.

ALL THE REASONS



North Creake

IN NORFOLK
IS THE PLACE TO CALL HOME



An attractive village, North Creake is about 3 miles south of Burnham Market towards the market town of Fakenham.

The village lies on the River Burn and has a church, St Mary's, The Jolly Farmers pub, and a village hall which offers a post office service twice a week and is home to the Amateur Dramatic Society. About a mile to the north, Creake Abbey hosts an award winning farmers' market, along with shops, studios and the ruins of an Augustinian abbey founded in 1206.

North Creake is perfectly positioned for the coast with its long sandy beaches, walks and wildlife.

Nearby Burnham Market has much to offer too, perhaps a day at the world famous

horse trials or a well-earned afternoon spent browsing its pretty boutiques. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pockocks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets. Sample tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things.

Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.



Note from the Vendor



“I have really enjoyed the privacy and sense of space the property has given me, as well as the proximity to the glorious North Norfolk coastline.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

A. Ref:- 9712-3036-7207-6034-1200

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: ///judge.expecting.stud

AGENT'S NOTE

The property has 16 Solar Panels Generating 9kw Power

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.

SOWERBYS



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