



THE STORY OF

# 7 Ringstead Road

*Sedgeford, Norfolk*

**SOWERBYS**





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# 7 Ringstead Road

Sedgeford, Norfolk  
PE36 5NQ

- 
- Traditional Cottage
- Sitting Room
- Separate Dining Room
- Three Bedrooms
- Large Rear Garden
- Village Location
- Off-Road Parking
- No Upward Chain
- 

In the charming village of Sedgeford, 7 Ringstead Road stands as a classic country cottage, nestled just off the high street yet a short stroll away from delightful walks and the local pub.

Inside, the cottage boasts a bright and airy sitting room at the front, perfect for relaxation.

Adjacent is a separate dining room, ideal for hosting guests on special occasions, with a convenient door leading to the kitchen, offering views of the rear garden from two sides. Completing the ground floor is the family bathroom, featuring a three-piece white suite.

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Upstairs, the first floor houses three bedrooms, with the main bedroom benefiting from a built-in wardrobe, while the other two bedrooms enjoy picturesque views of the surrounding countryside.



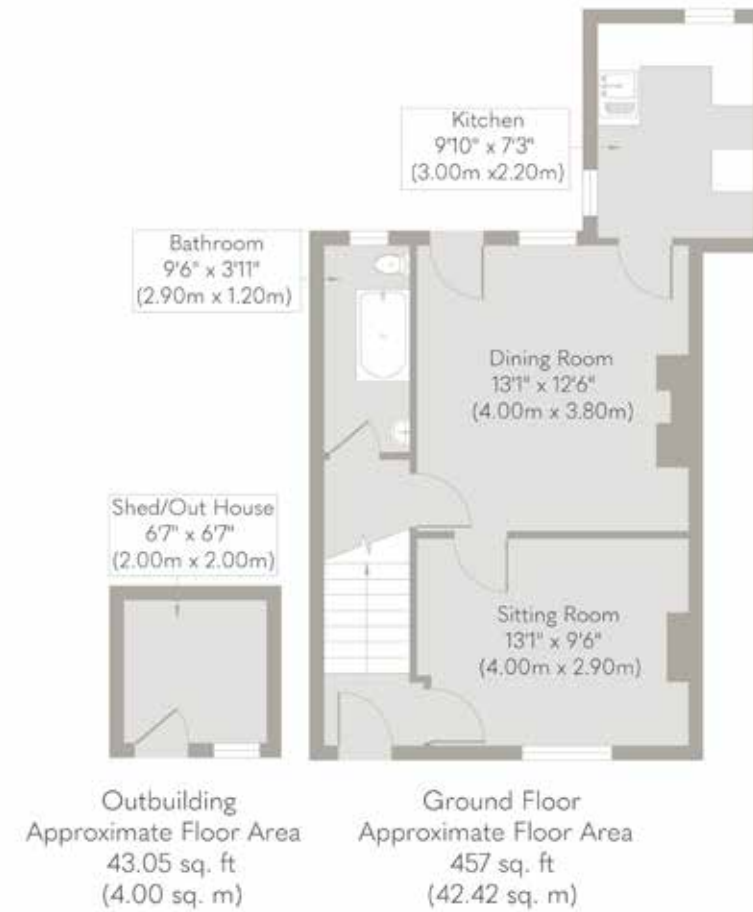
Outside, the property features a front garden, which some neighbouring properties have converted into driveways. However, this cottage offers the added advantage of parking space at the end of the row of cottages.



The rear garden is divided into two sections, with a landscaped area and a brick-built outhouse near the home, leading through a gate to a spacious lawn area beyond.



First Floor  
Approximate Floor Area  
384 sq. ft  
(35.70 sq. m)



Outbuilding  
Approximate Floor Area  
43.05 sq. ft  
(4.00 sq. m)

Ground Floor  
Approximate Floor Area  
457 sq. ft  
(42.42 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

# Sedgeford

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of

Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's

also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from Sowerbys



“The sitting room is a cosy place to unwind in this characterful and quiet home.”

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## SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil-fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 8865-6229-6620-2732-0906

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: ///seducing.spared.pilots

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