



THE STORY OF

Cherry Tree Lodge

Needham, Norfolk

SOWERBYS

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Cherry Tree Lodge

High Road, Needham, Norfolk
IP20 9LG



Well-Appointed Single Storey Property

Superb Accommodation

Excellent Sitting Room

Fine Garden Room with Views

Modern Kitchen and Utility Room

Principal Bedroom with En-Suite

Four Further Bedrooms and Family Bathroom

Detached Double Garage

Well-Landscaped Garden 0.4 Acres (stms)

Lovely Waveney Valley Views



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“In the summer months, throw open the bi-fold doors and invite the outside in.”

Cherry Tree Lodge is nestled away on an elevated plot, boasting ample parking to the front and access to a detached double garage.

Upon entering the home, a generously sized reception entrance hall exudes a real sense of space, setting the stage for this impeccably proportioned property.

Double doors beckon you into the dual-

aspect sitting room, also generously proportioned, with its central fireplace serving as a focal point.

Adjacent to it lies the well-appointed garden room, a delightful space to unwind while overlooking the garden. During the summer months, the experience is further enhanced with the bi-fold doors wide open, seamlessly blending indoor and outdoor living.

The kitchen is thoughtfully designed with ample cupboard and work space, complemented by a conveniently located utility room providing access to the rear garden.

A bedroom wing is well-situated, featuring a dual-aspect principal bedroom flooded with natural light and offering access to the garden through french doors, accompanied by a well-fitted en-suite shower room. This area has two additional bedrooms, a family bath and shower room, and cloakroom to complete this wing.

Towards the other end of the property are two further bedrooms, nearly tucked to one side. With their location, close to the sitting room, these could be used as further reception rooms, a study, hobby room, or however one desires.





The grounds have been meticulously maintained, boasting a superbly planted established garden with a diverse array of flora and sweeping lawns.

A notable highlight is the beautiful wildlife pond, featuring two tiers, a waterfall, and surrounded by established planting, further enhanced by a charming summer house.

Gardening enthusiasts will appreciate the garden storage shed and greenhouse, along with the splendid views over the Waveney Valley.



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

Needham

IN NORFOLK
IS THE PLACE TO CALL HOME



Located on the Norfolk/Suffolk border, Needham is a picturesque village boasting a charming mix of period and modern properties set amidst the stunning countryside of the Waveney Valley.

Just a stone's throw away lies the bustling market town of Harleston, offering a plethora of day-to-day amenities and facilities, including independent shops, a doctor's surgery, post office, and delightful coffee shops.

Harleston, with its rich history showcased through historic buildings and a beautiful

chapel, sits approximately 1.3 miles to the north of Needham.

Meanwhile, Diss, a mere 15-minute drive away, presents another convenient option with its mainline railway station offering direct services to London Liverpool Street and Norwich.

This idyllic location not only provides easy access to urban conveniences but also offers the tranquillity of village life, with Needham boasting an active pub, village hall, and easy access to a main bus route. Additionally, Needham's proximity to Southwold and the Coast, just 21 miles away, adds to its appeal as a sought-after destination for those seeking both rural charm and modern convenience.



Note from Sowerbys



“A very versatile single storey home.”

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SERVICES CONNECTED

Mains water and electricity.
Drainage via a sewage treatment plant. Oil-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///milkman.gilding.haystack

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