

THE STORY OF

The Mayberry

Ovington, Norfolk

SOWERBYS

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THE STORY OF

The Mayberry

32A The Street, Ovington,
Norfolk, IP25 6RT

Popular Village Location

Detached Home

Snug Living Room with Log-Burner

Three Double Bedrooms

Family Bathroom and En-Suite to Main Bedroom

Parking for Several Cars

High Energy Efficiency

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“We would describe our home as bright,
warm and cosy.”

Nestled on the edge of the charming village of Ovington, Mayberry offers a wonderful opportunity for countryside living. This cosy three-bedroom detached home is all about comfort and practicality, promising a lifestyle of ease and relaxation. Not only has it been redecorated and finished to a high standard throughout the original builder was very specific in the usage of energy efficient materials, meaning this house is not only practical, gorgeous in its looks but also very cost effective to run.

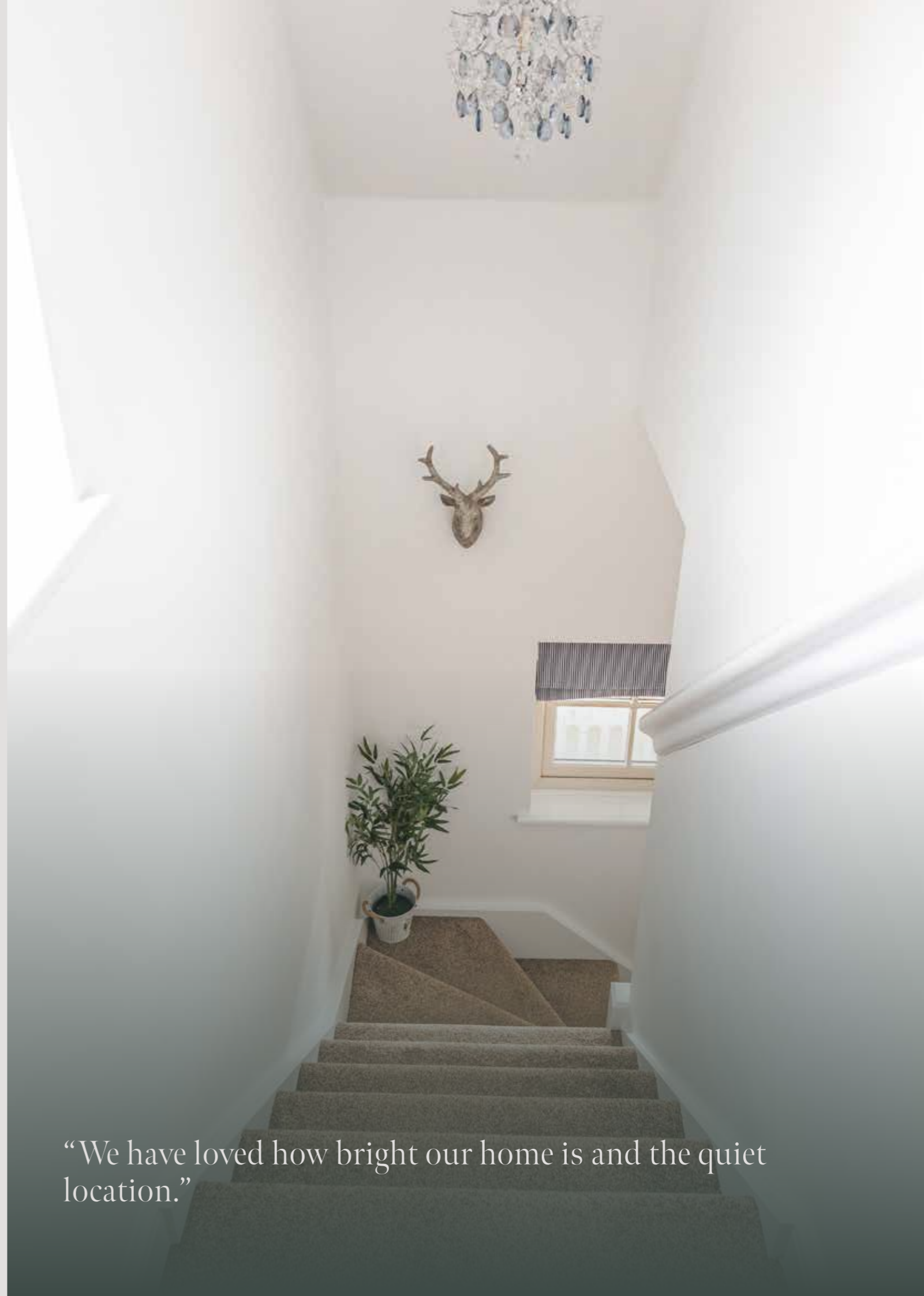
The heart of Mayberry is its open-plan kitchen/dining room, a warm and

inviting space were cooking and dining blend seamlessly. It's the perfect spot for family meals or entertaining friends, with plenty of room to move around and enjoy each other's company known to be a favourite spot to sit, chat and relax after a long work week to our sellers.

After dinner you can retreat to the front living room to cosy up, put a film on and enjoy the crackling warmth of the log-burner.

The ground floor also benefits from a separate WC.





“We have loved how bright our home is and the quiet location.”

Upstairs the property boasts three double bedrooms. The principal bedroom features a private en-suite shower room, while a stylish family bathroom serves the other two bedrooms, ensuring everyone's needs are met.



Outside, the low-maintenance garden offers a peaceful escape. The current vendors have recently installed an outdoor garden room, the sides and roof are all movable meaning the space can be used all year round especially with the added heater ideal for wintry nights.

To the front of the property there is ample parking on the brick-weave driveway.





“One of our favourite spots is sitting underneath the pergola in the summer with a glass of wine.”



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

Ovington

IN NORFOLK
IS THE PLACE TO CALL HOME



Ovington is a charming small village with an active community with its own church and village hall. Each year Ovington holds a Christmas bazaar and a summer fete. The long-established ladies group, gardening and bowls clubs are also active in Ovington.

Carbrooke is surrounded by beautiful Norfolk countryside and woodland including Thetford Forest and Wayland Wood, just outside Watton. The village benefits from both a pre-school and a primary school. Events are held at the Millennium Green, next to the village hall, a beautiful 10-acre space full of indigenous wildlife, trees and wildflowers. It has a maze, wildlife pond, amphitheatre and children's play area, as well as beautiful walks and trails across the site.

Watton, which is approximately 3 miles away, has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The market town of Dereham is approximately 8 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools.



Note from the Vendor



“Locally there is a lovely walk to Carbrooke Fen which is on the road between Ovington and Carbrooke.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank which is shared with neighbouring property.

COUNCIL TAX

Band C.

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: ///parsnip.flitting.next

AGENT'S NOTE

Please note this property is owned by a Sowerbys member of staff.

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