



THE STORY OF

# 28 The Street

*Honingham, Norfolk*

SOWERBYS

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# 28 The Street

Honingham, Norfolk  
NR9 5BL

Period Cottage

Sought After Location

Characterful Sitting Room

Kitchen/Breakfast Room

Atmospheric Dining Room

Conservatory with Fine Views

Utility Room and Cloakroom

Five Bedrooms

Well-Landscaped Garden, Terrace and Garage

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“This house gave our family room to grow and still like each other! Everyone can have their own space.”

This superb, welcoming home offers excellent accommodation over three floors. The charming sitting room is full of character, radiating a feeling of warmth and relaxation. Its lovely fireplace serves as the centrepiece, creating a perfect cosy space for winter months, sitting in front of the roaring fire while watching TV. This is all further enhanced by the characterful exposed timbers that line the ceiling.

The dining room is ideal for formal entertaining, providing a wonderful space to gather for special occasions with very little effort.

The kitchen island is always a hub, ‘the heart of the home’, which offers ample space to prepare delicious lunches and evening meals while socialising with family and friends.

Another delightful area is the conservatory, which showcases beautiful garden views and offers generous space. The current owners have enjoyed embracing this space with a home cooked brunch on a Sunday, overlooking the quirky layout of the garden. The feature fireplace and lovely pamment tiled floor also adds to the character of this room.

Additionally, the home includes a well-appointed utility room and a separate cloakroom, making it perfect for both hosting and everyday living.

The first floor features four good-sized bedrooms, each with its own unique character. Spacious enough for everyone to grow and have their own space. These bedrooms share a large, well-fitted bath and shower room and the second floor boasts a spacious fifth bedroom, completing this superb home.



“The kitchen island is always a hub...there is plenty of room to prepare fine lunches and evening meals to enjoy with family and friends.”





Outside, at the front of the property, you will find a charming cottage-style garden featuring clipped boundary hedging, a well-kept lawn, and a variety of specimen plants.

Parking is located to the side of the property, providing access to the garage.



The rear garden is beautifully landscaped and not overlooked, offering a delightful space to sit back and relax or potter about. The raised terrace is an ideal spot for entertaining and admiring the garden, with mature plantings throughout. Additionally, to the side of the main lawn, there is a lovely paved area perfect for catching some sun and enjoying the tranquility of the garden.





First Floor  
Approximate Floor Area  
793 sq. ft  
(73.67 sq. m)

Second Floor  
Approximate Floor Area  
214 sq. ft  
(19.91 sq. m)



Ground Floor  
Approximate Floor Area  
1,037 sq. ft  
(96.36 sq. m)

Outbuilding  
Approximate Floor Area  
393 sq. ft  
(36.55 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



# Honingham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Honingham is a village and civil parish in the sought-after county of Norfolk, located 8 miles to the west of Norwich along the A47 trunk road. The award winning The Honingham Buck, is well known throughout the village as the best pub, as well as the award winning The Goat Shed Farm Shop and Kitchen, which is hugely appealing for the whole family. Conveniently, Longwater Retail Park is also only 3 miles away with a large Sainsbury's supermarket and an array of shops including Next and M&S Food. The village is within close proximity to the A47 which leads you to Dereham or Norwich City Centre itself.

Norwich is a splendid blend of the modern and historic, each compelling the other. Like any great city, its centre is easy to walk around and has a river at its heart. In addition to being the most complete medieval city in the UK, boasting a stunning Norman Cathedral

and Castle, it also has a flourishing arts, music, and cultural scene. You'll find excellent independent and High Street shopping, a charming covered market, vibrant restaurants, bars, and night-life, and a heritage that is a pleasure to explore. The city has now been named among one of the best places to live in the whole of the UK.

Besides the lovely atmosphere of Norwich, the city also has two great Universities; University of East Anglia and Norwich University of the Arts, which both have very good reputations. The UEA is also a partner of Norwich Research Park, a community founded on bringing some of the greatest minds together from across the world, working on solutions to the biggest challenges facing humankind.

Honingham offers the perfect blend between small community, countryside living surrounded by endless greenery and local businesses as well as all the amenities of city living being located so close to Norwich.



Note from the Vendor



“We have loved being a leisurely 10-minute walk from The Goat Shed and taking our grandkids there to see the goats, and, of course, come away with a cookie or two.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 0682-3018-4208-5772-9204

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: ///mascots.fond.meaning

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# SOWERBYS



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