



THE STORY OF

Dell Lodge

Bodham, Norfolk

SOWERBYS



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Dell Lodge

The Dell, Bodham, Norfolk
NR25 6NG



Beautiful Location Within Village Location

Less Than a 10 Minute Drive to Either Sheringham or Holt

Awe-Inspiring Walks on your Doorstep
ithin the Beauty of North Norfolk

Brick and Flint Detached Family Home

Four Bedrooms

Two Bathrooms

Double Garage

Wonderful Gardens



Discover serenity at Dell Lodge, an enchanting residence nestled in the picturesque village of Bodham. Discover plenty of beautiful walks on your doorstep, such as Weybourne Park which enjoys a gorgeous and tranquil walk along the leafy meander to Sheringham Park, accompanied by the backdrop of the famous Poppy Line Steam Railway line

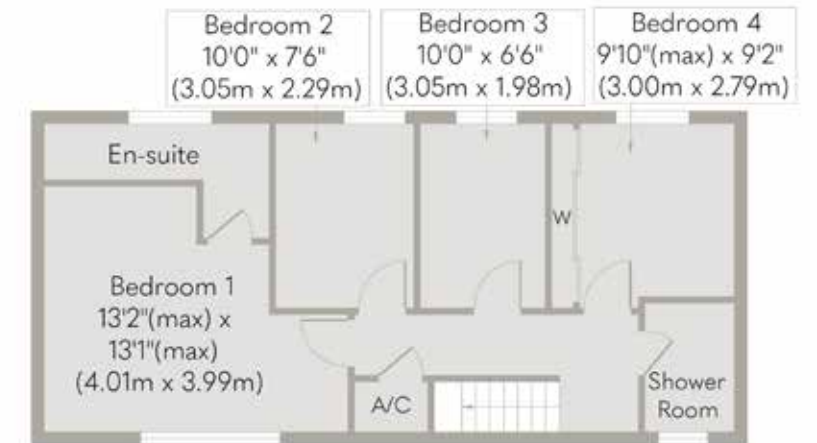
and the North Sea.

Being under four miles to both Holt or Sheringham, either location is less than a 10 minute drive to these popular destinations; while away your day shopping in the Georgian Market town of Holt, or enjoy the vibrant seaside town of Sheringham and all of its splendour.

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With four bedrooms and two bathrooms upstairs, this wonderful home is perfectly balanced to cater for family life, especially when considering the large kitchen/dining room which serves brilliantly as the “day room” thanks to its communication with the conservatory and views across the garden. The living room serves as the perfect place to retire to for those cosier evenings in front of the fireplace.

Outside, there’s plenty of parking at the front with a double garage too. The frontage is mostly laid to lawn and creates a wonderful first impression with the contrast of the brick and flint exterior. The rear garden shows great low-maintenance qualities and is a large space for the family to enjoy. Dell Lodge is a home showcasing countryside living but giving the perfect space for a family to enjoy a dream home, all within easy reach of the nearby locations.



First Floor
Approximate Floor Area
574 sq. ft
(53.29 sq. m)



Garage
Ground Floor
Approximate Floor Area
712 sq. ft
(66.13 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



Bodham

IN NORFOLK
IS THE PLACE TO CALL HOME



Excellent positioned, Bodham is a north Norfolk village with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style

was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from the Vendor



“A bright, peaceful, and comfortable home.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage. Gas-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 4539-3126-2000-0075-7292

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: ///grant.positives.corner

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