



THE STORY OF

# 22 Hall Close

*Bodham, Norfolk*

**SOWERBYS**



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# 22 Hall Close

Bodham, Norfolk,  
NR25 6PW



Beautifully Located in Bodham  
Moments Away from Village Amenities  
Brick and Flint Detached Home Built in 2018  
Immaculately Presented Throughout  
Three Bedrooms  
Two bathrooms  
Single Garage  
Driveway Space for Around Two Cars

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“We would describe our home as warm, relaxing and modern.”

Discover the charm and modern elegance of 22 Hall Close, a beautifully presented detached home located in the picturesque village of Bodham. Constructed in 2018, this stunning brick-and-flint property seamlessly combines contemporary design with traditional aesthetics, offering a perfect retreat in the heart of Norfolk. With three spacious bedrooms and two well-appointed bathrooms, this home is ideal for families or those looking for a serene holiday getaway.

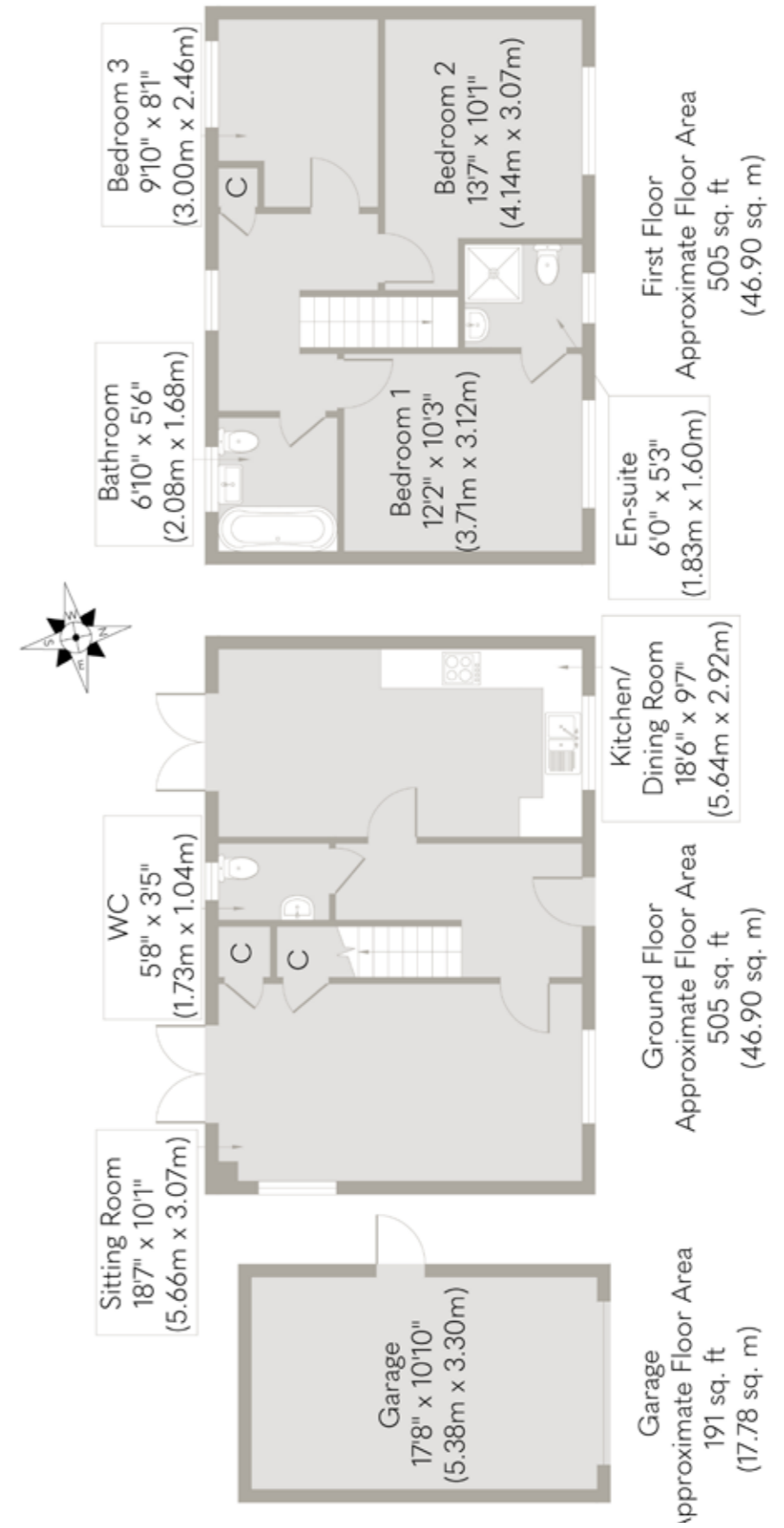
Step inside to find a thoughtfully designed interior that exudes comfort and style. The open-plan living area is bright and airy, featuring large windows that allow natural light to flood the space. The modern kitchen is equipped with high-quality appliances and ample storage.

Each of the three bedrooms provides a peaceful space, with the principal bedroom boasting an en-suite bathroom for added convenience.









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.





The outdoor space at 22 Hall Close is equally impressive, featuring a well-maintained garden perfect for outdoor dining and relaxation. The property includes a single garage and a spacious driveway with room for a couple of cars, ensuring ample parking for residents and guests. The home's exterior, with its classic brick-and-flint façade, adds to its curb appeal.



Currently operated as a successful holiday let, this home offers a fantastic investment opportunity as well as a delightful permanent residence. Its prime location in Bodham provides easy access to the stunning North Norfolk coastline and an array of local amenities, making it an ideal base for exploring the beauty and tranquillity of the surrounding area. Experience the perfect blend of modern living and rural charm at 22 Hall Close.





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



“As a second home we’ve enjoyed exploring the local area, with lots of walking routes nearby, including Sheringham Country Park, Holt Country Park and of course the North Norfolk coastline.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

The property is currently unbanded due to being a holiday let.

ENERGY EFFICIENCY RATING

B. Ref:- 0550-3893-7983-9608-4275

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: ///furniture.rooting.streaking

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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