



THE STORY OF

8 Owen Cole Close

Great Massingham, Norfolk

SOWERBYS



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Great Massingham, Norfolk
PE32 2LF

Detached Family Home

Cul-de-Sac Location

Sold with No Upward Chain

Open-Plan Kitchen/Dining Room

Spacious Sitting Room and Easy
Access to the Conservatory

Study/Playroom

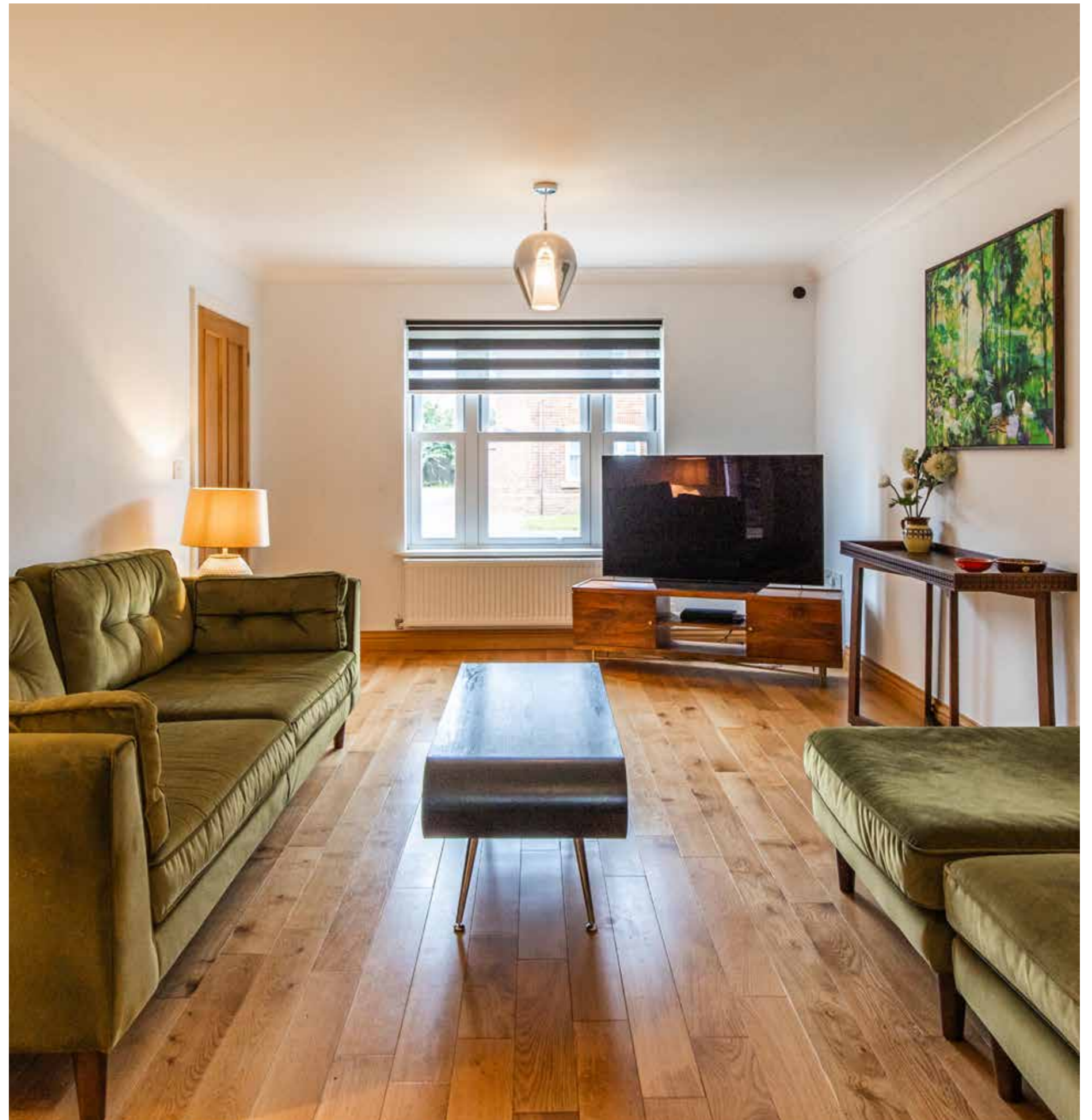
Six Bedrooms, Five of which are Double in Size

En-Suite to Main Bedroom plus Two Further
Bathrooms and WC to Ground Floor

Large Drive and Double Garage

Fully Enclosed and Private Rear Garden

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8 Owen Cole Close has been a much loved family home for over seven years, in a village which is the perfect playground for young and old.

As in many properties, the hub of the home is the kitchen/dining area, which spills with ease into both the garden room and the sitting room, through a set of glass panelled french doors. Keeping an eye on the children whilst preparing dinner is a breeze here. It's a home where many visiting family and guests have been entertained.

For those who need to work from home, the study is ideal, although if a playroom or a ground-floor bedroom is preferred, this room can be easily adapted to suit your needs.

The first floor landing gives access to four bedrooms and the family bathroom. Two of the bedrooms are double in size, although the single rooms are also well-proportioned. The main bedroom benefits from its own en-suite and built-in wardrobes. On the very top floor, two further double bedrooms served by a shower room complete the internal living space.

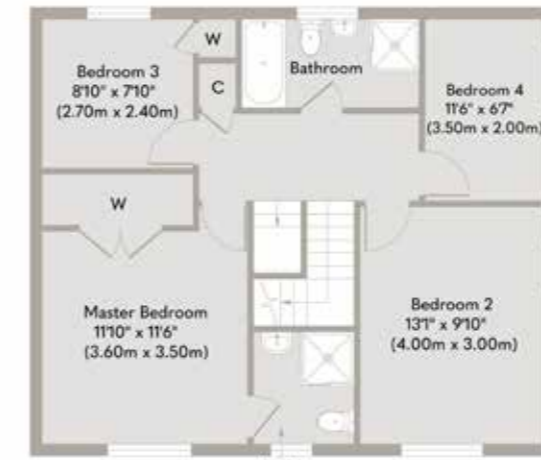
Outside, the space is easy to look after and requires very little maintenance. The drive to the side of the property leading to the double garage provides ample parking for a number of vehicles, whilst the park to the front gives the space for young ones to burn off excess energy – a feature which our sellers have loved. The rear garden is private and fully enclosed, with a lawn and a patio which lends itself as the ideal space for summer barbecues.

This is your opportunity to own a spacious home with versatile living spaces, ample bedrooms, and plenty of parking, all set in an award-winning village - offered with no upward chain for a seamless move into your ideal lifestyle.



A spacious, warm and modern home...





First Floor
Approximate Floor Area
656 sq. ft
(60.97 sq. m)



Garage
Approximate Floor Area
323 sq. ft
(30.00 sq. m)



Ground Floor
Approximate Floor Area
898 sq. ft
(83.47 sq. m)



Second Floor
Approximate Floor Area
390 sq. ft
(36.24 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.

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Great Massingham

A THRIVING COMMUNITY IN A
QUINTESSENTIAL NORFOLK VILLAGE

One of Norfolk's most attractive villages, Great Massingham enjoys a thriving community and rural village life, whilst nestled between the busy market towns of King's Lynn and Fakenham. There is a local primary school, pre-school, a village shop and post office, and The Cartshed Tea Room. The Dabbling Duck is a popular pub within the village, which offers an excellent restaurant alongside a Bed and Breakfast and is run by a local husband and wife team.

Multiple large ponds can be found throughout the village, which has won many awards such as 'CPRE Community Open Spaces award and several 'EDP Pride in Norfolk' awards. Opposite the impressive village green is St Mary's church, which has been a focal point of the village for hundreds of years. The magnificent 13th century porch was once used as a school room and is thought to have been where Sir Robert Walpole, England's first prime minister in 1720, was educated as a young boy.

In the heart of Great Massingham is the Village Hall, which was refurbished in 2019, and hosts many activities and clubs such as tennis, bowls, table tennis, billiards, snooker and more. There's also a film and quiz night held here each month.

If you're looking for a quieter life with beautiful countryside walks, whilst remaining close to amenities, then Great Massingham is certainly one to explore.



Note from the Vendor



Village green, shop and Post Office

“There's a real community, and it's great that there's been a lot of investment in the village...”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9116-3041-1201-7234-9200

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: ///testy.twinkling.unfolds

AGENT'S NOTE

There is a service charge payment of £170 per annum which covers the maintenance costs of the communal areas.

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.

SOWERBYS

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 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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