



THE STORY OF

Meadow View

Weasenham, Norfolk

SOWERBYS



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Meadow View

Weasenham, Norfolk
PE32 2ST

- Detached House
 - Three/Four Bedrooms
 - Beautiful Garden
 - Large Driveway
 - Country Style Kitchen
 - Garage
 - Village Location
 - Dual Aspect Lounge
 - Recently Modernised
 - Chain Free
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Meadow View is offered to market with no onward chain, having been modernised throughout to create a warm and inviting countryside home.

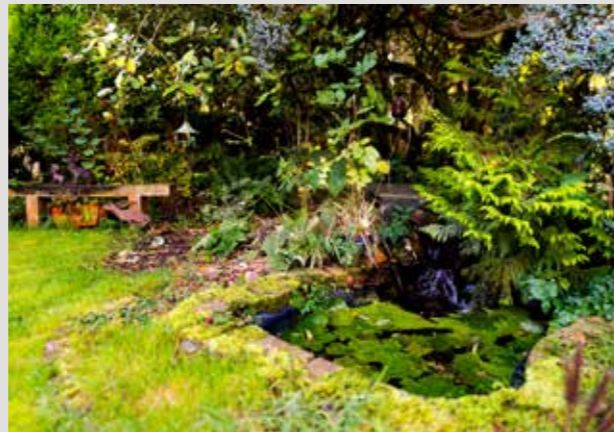
It is clear that Meadow View has been a much loved family home in decades gone by, and now the opportunity has arisen for the next custodian to make this their home. Built with practical living in mind, the accommodation on offer here is versatile and spacious.

The ground floor benefits from a dual aspect living room with a feature fire place which could have a wood burner reinstalled if desired, a separate reception room which could be used as an office or a fourth bedroom, a WC, and a country style kitchen serviced by a useful utility room. Upstairs, there are a further three generously sized bedrooms all serviced by a family bathroom.

The gardens here offer such a private and peaceful setting. Lined with trees, and packed full of a variety of different shrubs and plants, as well as a small pond with a water feature, it really is a haven not only for a keen gardener but wildlife too. Situated on the fringe of the village, it is only a short stroll to either the village green, or perhaps the recreation ground.

This home offers a wealth of space and makes for the ideal family home. Ready to accommodate it's next custodian, this turn key ready property has so much to offer.





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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Weasenham

A VIBRANT COMMUNITY
TO CALL HOME

Being only seven miles from Fakenham, and little over 10 to Wells-next-the-Sea - this countryside spot could be your best of both worlds.

Split into two, Weasenham has an All Saints and a St Peters - with both areas named after their churches. The village offers glorious countryside views and has a good primary school.

In nearby Fakenham, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.



Note from the Vendor



Meadow View patio.

“Our favourite spot in the house is the patio - it's a real suntrap and a great space to relax.”



SERVICES CONNECTED

Mains water and electricity.. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 6334-0320-1409-0589-3276

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: ///bespoke.obscuring.ladders

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SOWERBYS

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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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