



THE STORY OF

One Kennels Farm

Great Massingham, Norfolk

SOWERBYS



THE STORY OF

One Kennels Farm

Great Massingham, Norfolk
PE32 2HD

Prime Village Location

Four Spacious Bedrooms

Brick and Flint Façade

Beautifully Maintained Gardens

Open-Plan Kitchen and Dining Area

Triple-Aspect Living Room

Modern Family Bathroom

Private Rear Garden

Village Amenities and Community

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com





In the sought-after village of Great Massingham, this delightful four-bedroom semi-detached house offers an exceptional blend of rural tranquility and modern comfort. Surrounded by rolling countryside, open fields, and idyllic walking trails, this home captures the essence of village life while providing convenient access to the stunning North Norfolk coast and the prestigious Royal Sandringham Estate.

From the moment you arrive, the property exudes timeless charm with its brick and flint façade, blending harmoniously with the picturesque surroundings. The inviting curb appeal is complemented by beautifully maintained front and rear gardens, adorned with mature borders of flowers, shrubs, and hedges that add a touch of cottage garden beauty.

Step inside to discover a thoughtfully designed interior perfect for family life and entertaining. The ground floor boasts a spacious, recently refurbished open-plan kitchen and dining room, offering a seamless flow of light and space. With views to both the front and rear gardens and a door opening onto a private patio, this is a wonderful space for relaxed gatherings, al-fresco dining, or simply savoring your morning coffee while immersed in nature.

The large living room is a true haven, with its triple-aspect windows filling the room with natural light and a feature open fireplace providing a cosy focal point during the cooler months. Whether hosting friends or enjoying quiet evenings in, this room is perfect for all seasons.



Upstairs, the home continues to impress with four generously proportioned bedrooms, each featuring built-in wardrobes for ample storage. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms share a modern family bathroom.

Outside, the rear garden is a private oasis with a lawned area ideal for children to play, bordered by vibrant planting that enhances the sense of serenity. The patio offers a delightful spot for summer barbecues or relaxing after a day exploring the local countryside.

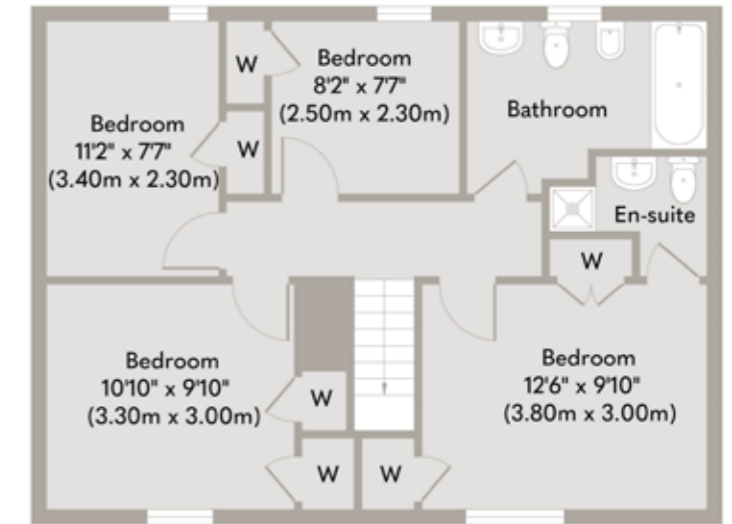
Located in the heart of Great Massingham, the property enjoys the best of village life, with amenities such as a local shop, pub, and tea room on your doorstep. The village's stunning duck pond and surrounding greenery create a postcard-perfect setting, while the nearby coast and Sandringham Estate offer endless opportunities for adventure and exploration.

This is more than just a house—it's a home that invites you to embrace the Norfolk lifestyle, surrounded by natural beauty and a welcoming community. Don't miss your chance to make it yours.

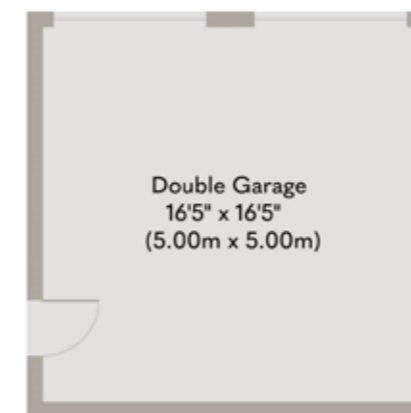


...an exceptional blend of rural tranquility and modern comfort.





First Floor
 Approximate Floor Area
 616 sq. ft
 (57.20 sq. m)



Garage
 Approximate Floor Area
 269 sq. ft
 (25.00 sq. m)



Ground Floor
 Approximate Floor Area
 658 sq. ft
 (61.17 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.

Copyright V360 Ltd 2024 | www.houseviz.com

Great Massingham

AWARD-WINNING CHARM, VIBRANT COMMUNITY, SERENE COUNTRYSIDE

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 Sowerbys



“One Kennels Farm is a home that invites you to embrace the Norfolk lifestyle, surrounded by natural beauty and a welcoming community.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 8490-7129-0022-8426-3943

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: ///kennels.jousting.spray

AGENT'S NOTE

The property is located within a conservation area. The neighbouring property has right-of-way over a shared driveway to access their garage. A covenant prohibits the following vehicles from being kept at the property; Caravans, boats, vans and lorries.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

