



8 Springfield, Gunthorpe

Independent Estate Agents

Pointens





**8 Springfield, Gunthorpe
Norfolk NR24 2AH**

Holt 5 miles, North Norfolk Coast 6 miles,
Norwich 20 miles

Spacious semi-detached house with 2 reception rooms and 3 good size bedrooms. Outside the property has ample off street parking and good size gardens. A particular feature of the property is the rear aspect which looks out over meadow land and to the woods beyond.

GUIDE PRICE £349,950



Property

The property offered for sale is a semi-detached house situated just off the centre of this popular North Norfolk village. It is situated just 6 miles from the Georgian market town of Holt and 6 miles from North Norfolk's heritage coastline. A particular feature of the property is the wonderful view to the rear aspect over meadow land of the adjoining Gunthorpe Estate. In good condition throughout, the accommodation briefly comprises an entrance hall, sitting room, dining room, kitchen, side porch and a cloakroom. On the first floor, a landing leads to 3 bedrooms and a family bathroom. The property enjoys the benefit of UPVC windows and doors throughout. Outside, there are good size front, side and rear gardens and off street parking for several cars.

Location

The picturesque village of Gunthorpe is situated in the heart of a conservation area. This is an attractive small village located south of Bale Service Station on the A148 between Holt and Fakenham. The parish church stands on its own at the northern end of the village while to the west lies Gunthorpe Hall, originally designed by Sir John Soane. Overlooking parkland with its own picturesque lake and herd of deer, there are attractive footpaths all around the village and beyond the dismantled railway line. At the southern end of the parish is Pigs Grave, reputed to be Norfolk's second highest point. Around 4 miles away is the fine Georgian town of Holt. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over 20 miles distant from where there is a fast rail service to London (Liverpool Street.)

Directions

Leave Holt via the A148 to Fakenham. Proceed through the village of Letheringsett and after around 2 miles you will reach a crossroads with Gunthorpe signposted to the left. Proceed through the village and just after going past the village hall on your left, you will find 8 Springfield on your right hand side identified by a Pointens 'For Sale' board.

ACCOMMODATION

The accommodation comprises:

UPVC front door, leading to -

Entrance Hall

Staircase to first floor. Coats cupboard, tiled floor.

Sitting Room (18'7 x 14', double aspect)

Open fireplace with a marble hearth and wooden surround. Television point. Fitted cupboard.

Dining Room (11'10 x 10'2)

Electric wall mounted radiator.

Kitchen (15'7 x 8'4, double aspect)

Range of matching base units with granite work surfaces over. Fitted double oven. Butler sink with mixer tap. Plumbing for automatic washing machine. Fitted dishwasher. Range of matching wall units. Tiled floor.

Side Porch

Door to outside.

Walk-in shelved pantry

Tiled floor.

Cloakroom

Wall mounted electric heater. W.C.,

First Floor

Landing, leading to -

Bedroom One (11' x 10'9)

Airing cupboard with factory lagged tank and shelving. fitted cupboard.

Bedroom Two (13'2 x 9')

Fitted double wardrobe.

Bedroom Three (9'10 x 7'7)

Fitted double wardrobe.

Bathroom

Panelled bath with shower attachment. washbasin. Heated towel rail.

Curtilage

There is access down the side of the property leading to the rear where there is off street parking for three vehicles. At the rear of the property is a lawned garden with shingled paths. To the front of the property there is a further lawned area with inset flower and shrub beds, a wooden garden shed and further storage sheds. This is all enclosed by mature hedging.

General Information

Tenure: Freehold.

Council Tax Band: Band B – £1699.04–2024/25.

Local Authority: North Norfolk District Council, tel: 01263 513811.

Services: Mains water, electricity and drainage are connected.

Energy Performance Certificate: To be confirmed.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH Tel: 01263 711880.

Agents Note: This property is 'ex-local authority' and subject to a S157 Restriction. The S157 restriction applies to many properties sold under the Right to Buy by North Norfolk District Council before March 2006. The S157 restriction requires that a new owner must have previously lived or worked in Norfolk for three years before their purchase. In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.

Ref: H313266.

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

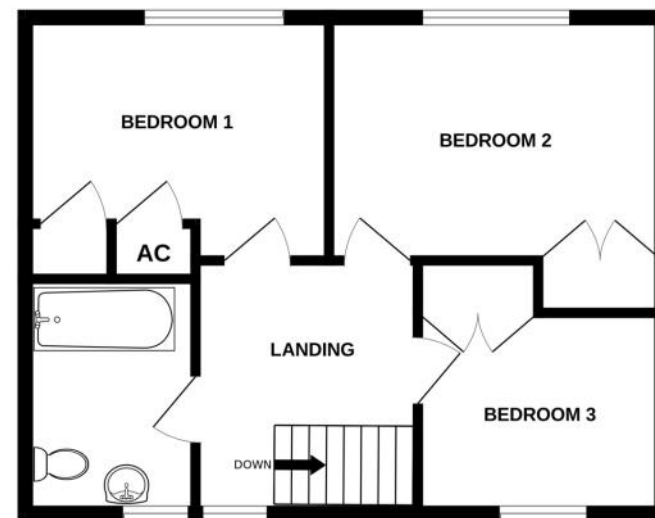
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GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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