



THE STORY OF

# The Chestnuts

*Sedgeford, Norfolk*

SOWERBYS



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# The Chestnuts

Docking Road, Sedgeford, Norfolk  
PE36 5LR

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Barn Style Property

Off-Street Parking and Double Garage

Four Double Bedrooms

Two En-Suites and Family Bathroom

Village Location

Great Family Home

Short Drive to North Norfolk Coast

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Step into this impressive barn-style property, a perfect blend of contemporary comfort and timeless charm. Built in 2002 and thoughtfully updated by its current owners, this home offers versatile living spaces that cater beautifully to modern family life.

Upon entering, you are welcomed by a spacious and inviting hallway, setting the tone for the rest of the property. From here, you'll find access to the heart of the home: a full-length kitchen and dining room, bathed in natural light and ideal for hosting family and friends. A separate dining room, which could easily double as a home office, adds flexibility to the living space. The sitting room provides a warm and relaxing area, with seamless access to the conservatory - a peaceful spot to enjoy the views of the garden throughout the year. Completing the ground floor is a handy downstairs WC.

Upstairs, the property boasts four generously sized bedrooms, offering ample space for rest and relaxation. Three bathrooms, two of which are en-suites, ensure convenience for busy households and guests alike.

The outside space is just as impressive as the interior. To the front, there is ample parking for multiple vehicles, along with a double garage that offers additional storage or potential workshop space. The rear garden is a tranquil haven, featuring a delightful patio area perfect for alfresco dining, a well-maintained lawn for family activities, and a charming pagoda that adds character and a touch of elegance.

This property is more than just a home - it's a lifestyle. Perfect for families or those seeking a peaceful retreat with plenty of space to entertain and unwind but also within touching distance to the stunning North Norfolk coast.



...the second bedroom has the biggest windows and the loveliest views over the neighbouring stables and fields.





**First Floor**  
**Approximate Floor Area**  
**1,182 sq. ft**  
**(109.77 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**1,448 sq. ft**  
**(134.49 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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# Sedgeford

DISCOVER COASTAL CHARM AND RICH HERITAGE

A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



## Note from the Vendor



“It's given us space and quiet... being in a rural conservation area it's naturally a very beautiful place to live.”



### SERVICES CONNECTED

Mains electricity and water. Private drainage and oil fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 8493-4636-9129-4727-7983

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: ///tried.safely.geek

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# SOWERBYS

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

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

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Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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