



Introducing  
Abbeyfields, Abbey Road

**SOWERBYS**

Upon arrival, the cottage welcomes prospective tenants into a well-proportioned entrance hall with cloakroom, fitted with wash basin and WC, setting the tone for the thoughtfully arranged ground floor accommodation beyond.

The traditional country-style kitchen is beautifully appointed, offering an abundance of fitted cupboards and generous worktop space, ideal for those who enjoy cooking and entertaining. Integrated appliances include an electric oven, hob, dishwasher and under-counter fridge, while the open-plan dining area provides a natural setting for everyday meals and relaxed gatherings.

Flooded with natural light, the inviting sitting room offers flexible space for a range of furnishings and centres around an elegant decorative fireplace. French doors open directly onto the beautifully landscaped, enclosed garden, seamlessly connecting indoor and outdoor living.

Stairs rise from the entrance hall to the first-floor bedroom and bathroom accommodation.

The principal bedroom is a generous double, complete with a fitted cupboard and the added luxury of an en suite shower room comprising shower, wash basin and WC. The second bedroom, also a spacious double, benefits from a range of fitted wardrobes and enjoys a charming outlook towards the village church. Completing the accommodation, the family bathroom is fitted with a shower over the bath, wash basin and WC.

Externally, the property is approached via a driveway providing off-road parking and leading to a single garage with electric supply. The private, enclosed garden has been attractively landscaped, featuring a generous patio area, low-maintenance lawn and a variety of mature shrubs, creating a peaceful outdoor retreat.

Available now.

## **GREAT MASSINGHAM**

Great Massingham is a quintessential Norfolk village, widely admired for its natural beauty, historic character and strong sense of community. Centred around one of the largest village greens in England, the setting is defined by period cottages, mature trees and a gently unhurried pace of life. The village offers a range of everyday amenities including a popular village shop, well-regarded public houses, a primary school and a network of scenic footpaths that lead directly into open countryside. With the North Norfolk coast within easy reach and King's Lynn providing mainline rail connections to London, Great Massingham combines rural charm with practical connectivity, making it one of the county's most sought-after village locations.

## **AGENTS NOTE**

No Pets

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

## **COUNCIL TAX**

Band D.

## **ENERGY EFFICIENCY RATING**

D. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

## **LOCATION**

What3Words: ///hagging.waiters.mini







# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
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