



3 Cricketers Close, Wood Norton

In Excess of £325,000

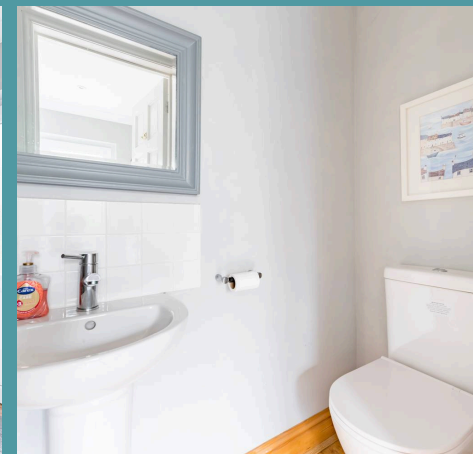
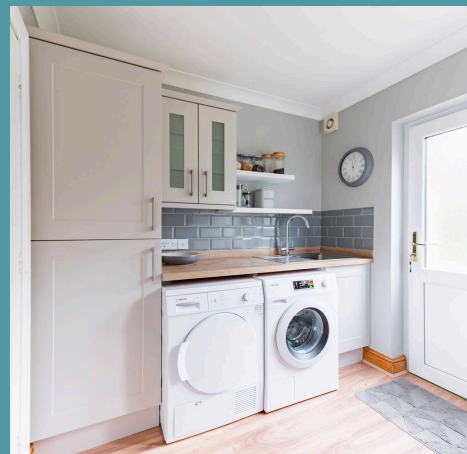
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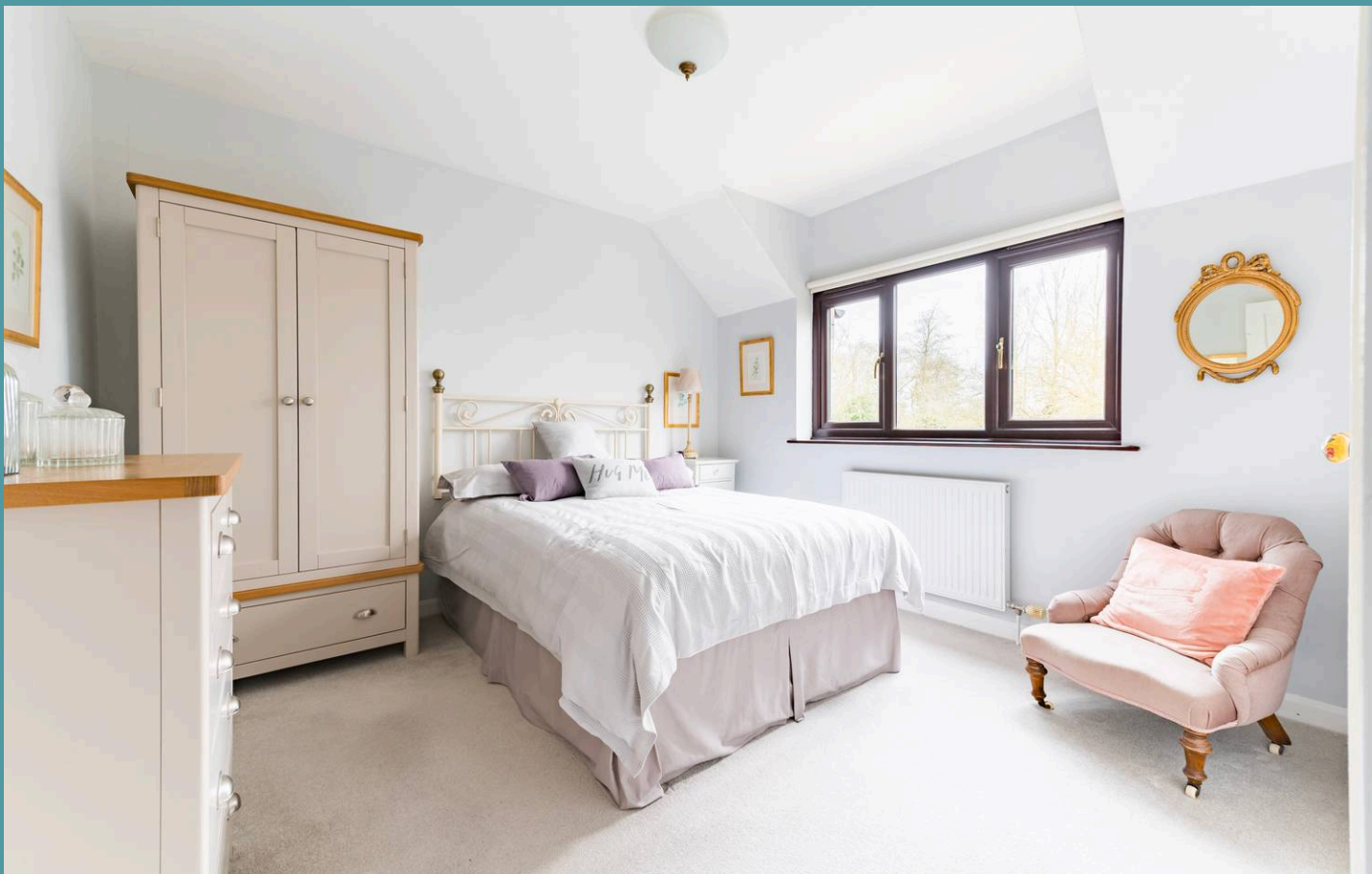
Wood Norton, Dereham

This beautifully maintained three-bedroom property combines modern comfort with excellent potential for future expansion. The light-filled rooms, high ceilings, and thoughtful layout create a spacious and inviting atmosphere. A sleek Shaker-style kitchen, adjoining utility room, and refurbished ensuite in the master bedroom add to the home's appeal. With most windows and doors replaced recently, a new boiler, and the option to create additional parking, this property offers both convenience and future opportunities. The low-maintenance garden and garage entry further enhance the practicality of this attractive family home.

The Location

Tucked away in the peaceful village of Wood Norton, with access to neighbouring villages such as Foulsham that offers a charming village with easy access to everyday conveniences. The village itself boasts a delightful primary school, a convenient store for daily needs and The Queen's Head pub, renowned for its delicious Sunday roasts. While Foulsham provides a quiet atmosphere, you're still connected to the wider area with bus links, a post office and a church, and the surrounding neighbourhoods offer a wider variety of shops and amenities.





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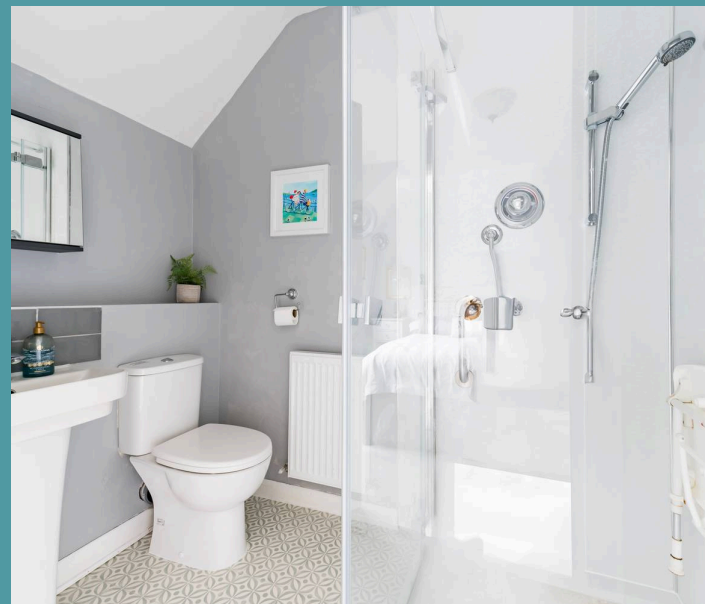
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Cricketers Close

This impressive three-bedroom property offers an ideal merge of comfort and potential for future expansion. The home boasts light-filled rooms with high ceilings, providing a sense of space and airiness throughout. With most windows and doors replaced in the last two years, the property feels modern and well-maintained.

A new boiler was installed just last year, ensuring reliable and efficient heating. The thoughtful layout includes a large, lengthy sitting room with dual aspect views, providing ample natural light and access to the rear garden through French doors. A cosy log burner and plush carpets add to the inviting atmosphere, perfect for relaxing evenings at home. Adjacent to this space, a separate dining room provides an excellent setting for more formal meals and gatherings.

The kitchen, featuring a sleek Shaker-style design and a subtle blue tiled backsplash, is complemented by an adjoining well-appointed utility room and WC, making everyday tasks more convenient. Upstairs, the property continues to impress with three generously sized double bedrooms, one of which includes a refurbished ensuite for added luxury.





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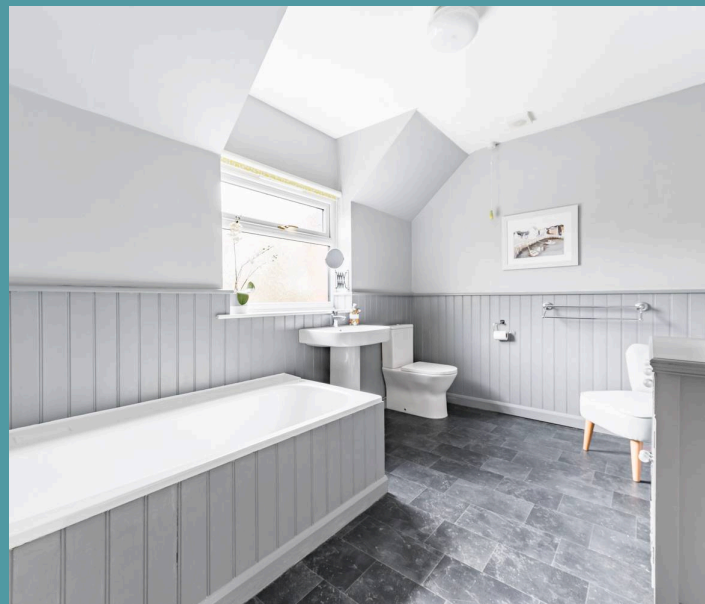
Wood Norton, Dereham

The family bathroom is equally spacious, featuring a three-piece suite and plenty of room to move. With the neighbouring properties having already expanded, this home offers excellent potential to extend and increase its size, should you wish to follow suit. Additionally, there's scope to create more parking space, enhancing both convenience and value. Outside, the low-maintenance garden and garage entry complete the property, offering practical space for parking or storage. This well-presented home provides a great opportunity for comfortable living with room for growth, making it a perfect choice for families looking to settle in a desirable area.

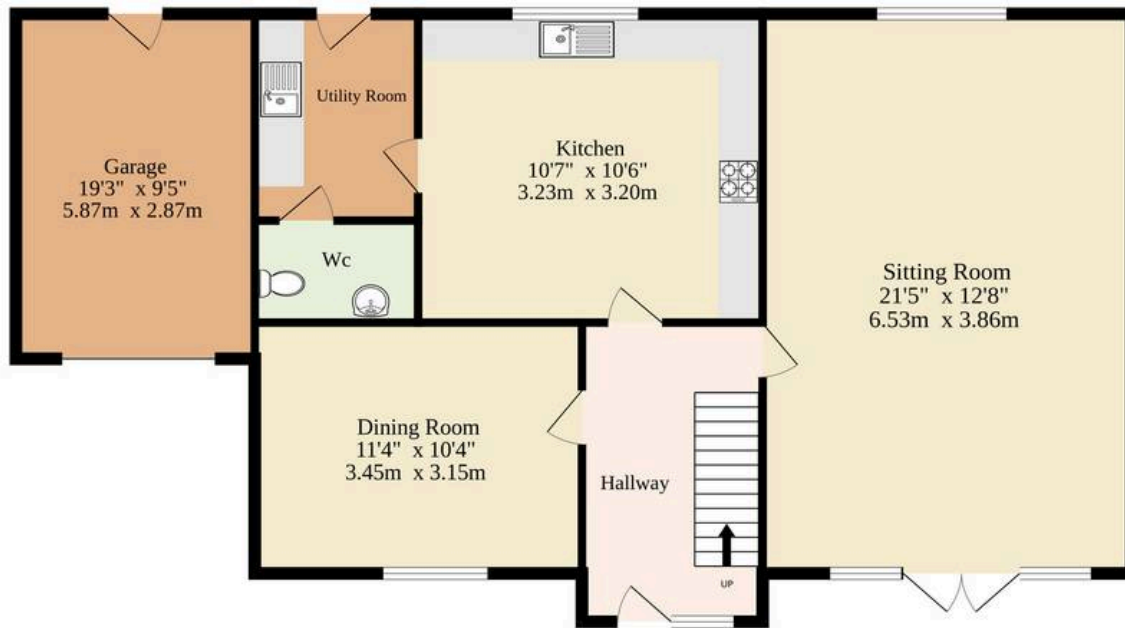
Agents Note

Sold Freehold.

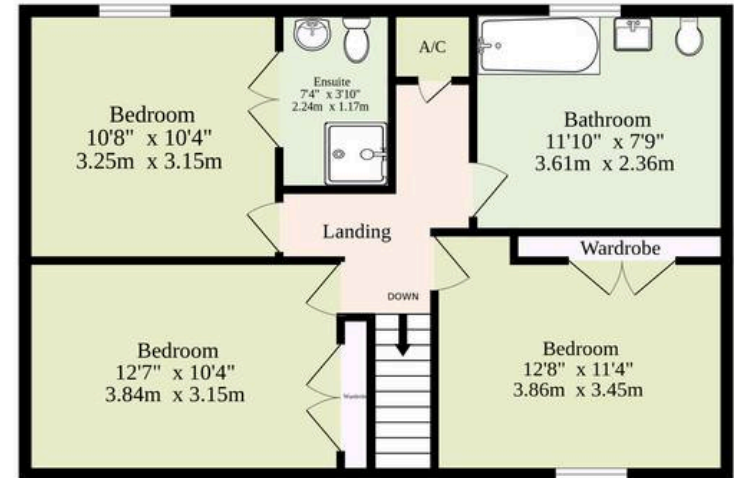
The property benefits from oil-fired heating. Additionally, each house contributes £30 per month towards shared costs (specific details to be confirmed). The drainage system is yet to be verified, as it is unclear whether it is connected to the mains or another system—further clarification will be sought from the neighbour.



Ground Floor
855 sq.ft. (79.4 sq.m.) approx.



1st Floor
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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