



23 Abbey Road, Great Massingham
Guide Price £325,000

**BELTON
DUFFEY**

23 Abbey Road

Great Massingham,
Norfolk, PE32 2HN



A charming end terrace period cottage with extended 3 bedroom accommodation, driveway parking and gardens, situated in the heart of this popular village. No chain.

DESCRIPTION

23 Abbey Road is a charming end terrace period cottage, beautifully positioned overlooking the village green with delightful views towards the church tower, in the heart of the ever popular and well served village of Great Massingham. The property offers characterful and extended accommodation comprising a rear hallway leading to the bathroom, cloakroom and pantry, together with a well appointed kitchen/dining room and a cosy sitting room. Upstairs, the landing provides access to three bedrooms, currently arranged as two doubles and a twin room.

The cottage is rich in period charm, with features including exposed ceiling and wall timbers, traditional latch internal doors and an attractive feature exposed brick fireplace in the sitting room.

23 Abbey Road is being offered for sale with no onward chain and the furniture, fixtures and fittings are available by separate negotiation.

GROUND FLOOR

The cottage is entered from the rear garden via a stable door opening into a welcoming hallway, with doors leading to the pantry, cloakroom and bathroom, which is fitted with both a bath and separate shower cubicle. An opening leads through to the stairwell and staircase rising to the first floor landing and onward into the kitchen/dining room. This attractive space is fitted with a range of cream Shaker style units, offers ample space for a dining table and chairs and features a wide window overlooking the rear garden.

A door opens into the cosy sitting room, centred around a feature exposed brick fireplace, with a window overlooking the front garden and a timber door providing access to the outside.



what3words: ///marathons.crafted.steams

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

The first floor landing provides access to the loft and leads to all three bedrooms. The principal bedroom benefits from a built-in cupboard and enjoys delightful views across the green towards the church tower, while bedroom two also features a useful built-in cupboard.

OUTSIDE

Number 23 enjoys an enviable position overlooking the village green, with picturesque views towards the church tower. The cottage is approached via a shared gravel driveway, leading to a five-bar gate that opens onto the property's private driveway, providing parking for two vehicles. To the front, a neatly enclosed garden bordered by a low hedge offers an attractive approach to the front door, complete with exterior lighting.

The delightful west-facing rear garden has been thoughtfully designed for low maintenance, featuring an extensive paved terrace ideal for outdoor dining and entertaining, complemented by a deep raised planted border. Enclosed by tall fencing for privacy, the garden also benefits from exterior lighting.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Electric night storage heating to the ground floor. EPC Rating Band E.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

TENURE

This property is for sale Freehold.

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SITUATION

Nestled in the heart of rural Norfolk, Great Massingham is a picturesque village known for its expansive greens, tranquil ponds and attractive mix of period and modern cottages. The village has retained a traditional English charm, creating a peaceful and welcoming atmosphere for both residents and visitors. Its scenic setting and well-preserved character make it one of the most appealing villages in the region. Despite its quiet countryside feel, Great Massingham offers an excellent range of local amenities.

The village is home to the historic Saint Mary's Church, famed for its magnificent 13th-century porch and beautiful 15th-century painted glass. Residents also benefit from an award-winning Post Office stores, the popular Cartshed tearoom, a doctors' surgery, primary school and the highly regarded pub and restaurant, The Dabbling Duck. Adding to its unique appeal, the village is even served by its own private airfield, while families are drawn to the area thanks to its inclusion within the sought after Litcham School catchment.

Great Massingham also enjoys a convenient location within easy reach of both coast and travel connections. The stunning and unspoilt north Norfolk coastline lies around 20 miles away, offering beautiful beaches, nature reserves and seaside villages to explore. For commuters and travellers, King's Lynn railway station is located approximately 11 miles to the west, providing main line services to London and making the village an attractive option for those seeking a balance between countryside living and accessibility.

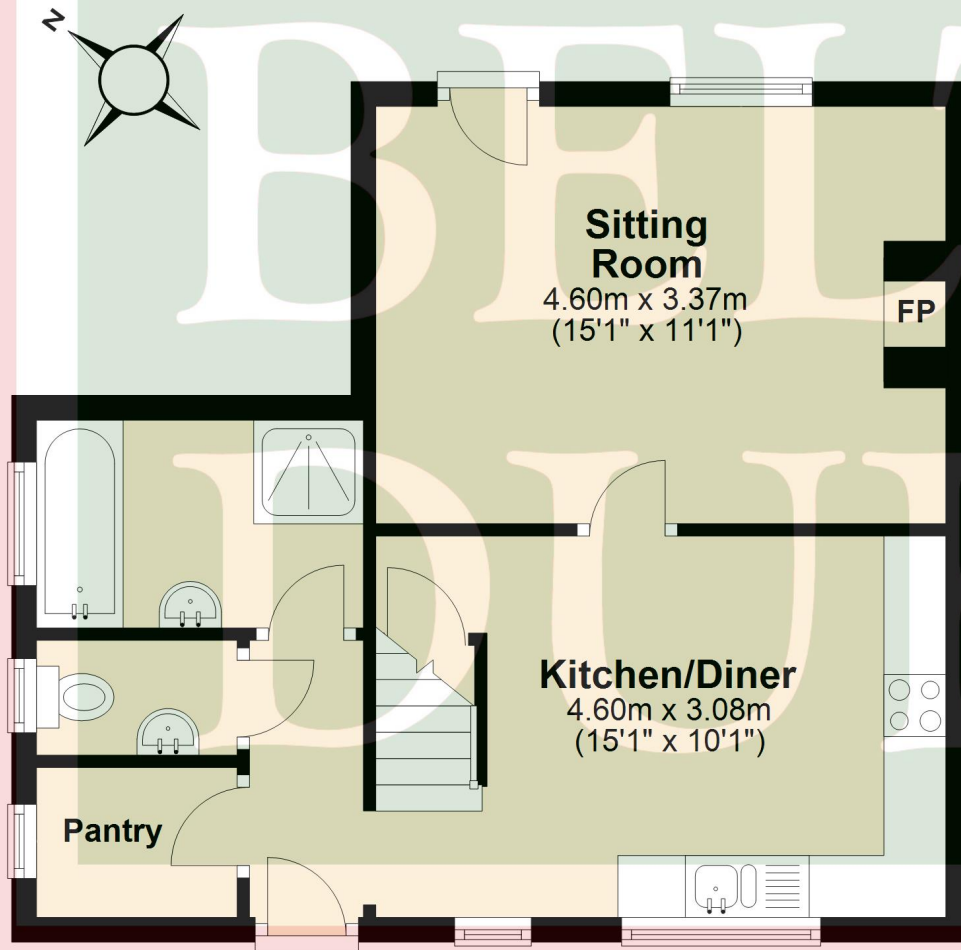






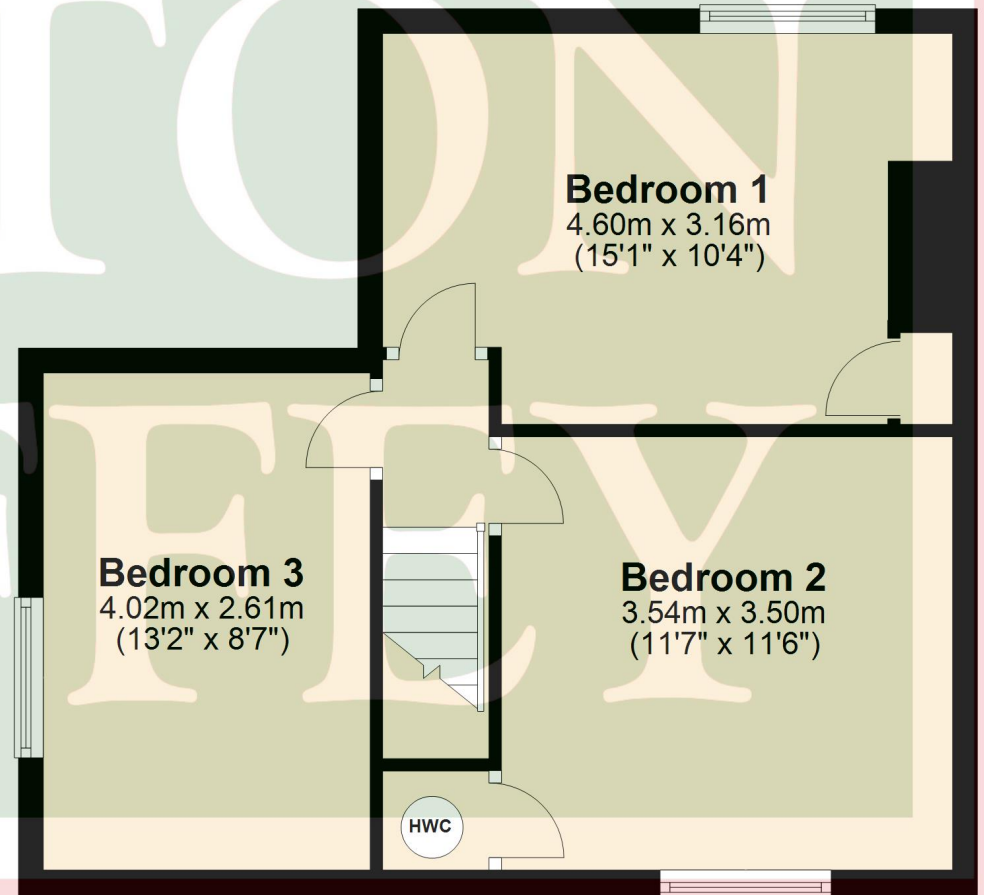
Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 83.1 sq. metres (894.4 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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