



**120b The Street, Kettlestone**  
Guide Price £400,000

**BELTON  
DUFFEY**

# 120b The Street

Kettlestone,  
Norfolk, NR21 0AU



*A modern cottage style link-detached with gardens, garage and parking in sought after village location offering scope for improvement and extension*

## DESCRIPTION

Pleasantly situated at the northern end of The Street in Kettlestone, this attractive cottage style property of modern construction is offered for sale with vacant possession and presents an outstanding opportunity, not only to stamp your own identity on your new home, but also re-configure the layout, using the cloakroom and utility area to provide a shower room, incorporating the garage as accommodation or by extending to the rear, subject to the required consents.

The current ground floor layout includes large hallway with utility area, cloakroom, dual aspect living room with attractive fireplace and fitted kitchen, while on the first floor there are three bedrooms, two with built-in wardrobes and a large bathroom. The property enjoys diamond leaded light double glazing and oil fired radiator central heating.

There is extensive gravel covered parking to the front with ample space for a boat or caravan and an attached single garage which could easily be reconfigured to provide additional accommodation. To the rear is a pleasant and secluded garden which offers extension potential subject to the required consents.

This property is currently vacant and offered for sale with no onward chain.

## GROUND FLOOR

A side door leads into a large entrance hall with utility area and cloakroom off, which could easily be re-configured into a ground floor shower room while the front door leads directly into what is currently the fitted kitchen. The ground floor is completed by a very spacious dual aspect living room with attractive fireplace and sliding double glazed doors to the rear leading directly in to the garden. Due to the proximity of the attached garage, it could be converted into additional accommodation with the minimum of cost or disruption, as demonstrated by the neighbouring property.





***what3words: ///limo.suspend.outwards***

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

## **FIRST FLOOR**

A large landing affords access to the bedrooms, the first with rear aspect and built-in double wardrobe, the second looking over the front of the property and again with double built-in wardrobe and the good sized third also with front aspect. The bathroom is of a generous size with shower over the bath.

## **OUTSIDE**

To the front of the property, screened by mature Laurel hedging, is an extensive gravel covered parking area with space for a boat or caravan etc which also provides vehicular access to the attached garage. To the rear is an attractive rear garden, enclosed by a wall and fencing mainly laid to lawn with inset mature trees and a patio area.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. Oil fired boiler providing central heating to radiators. EPC Rating Band E.

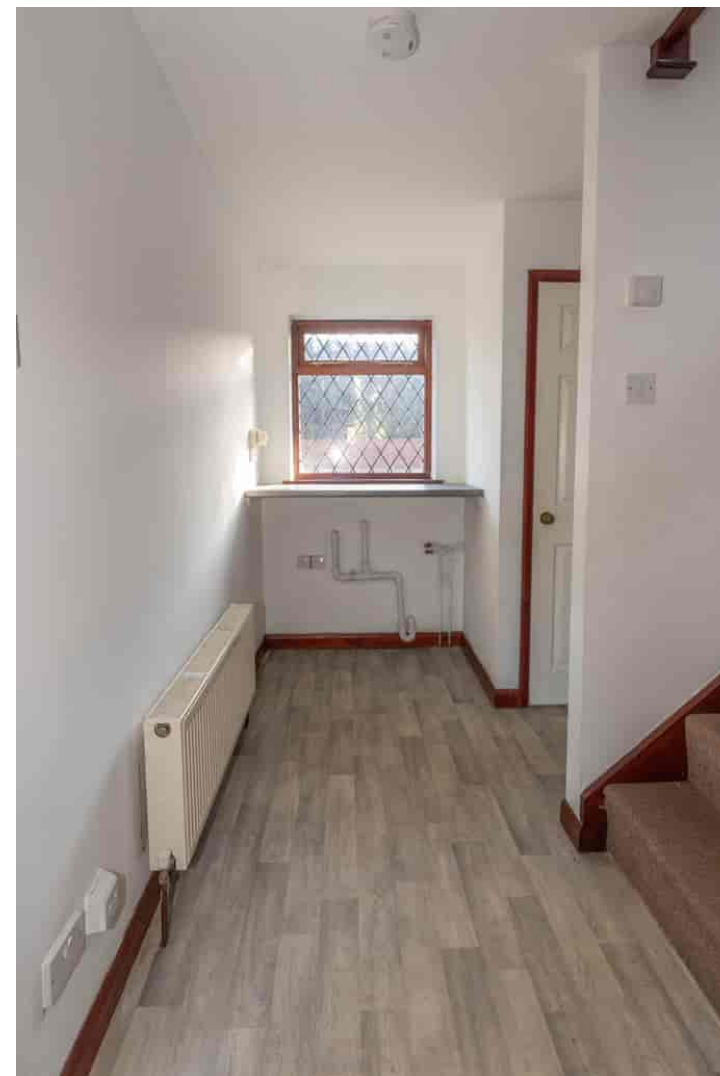
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

## **TENURE**

This property is for sale Freehold.

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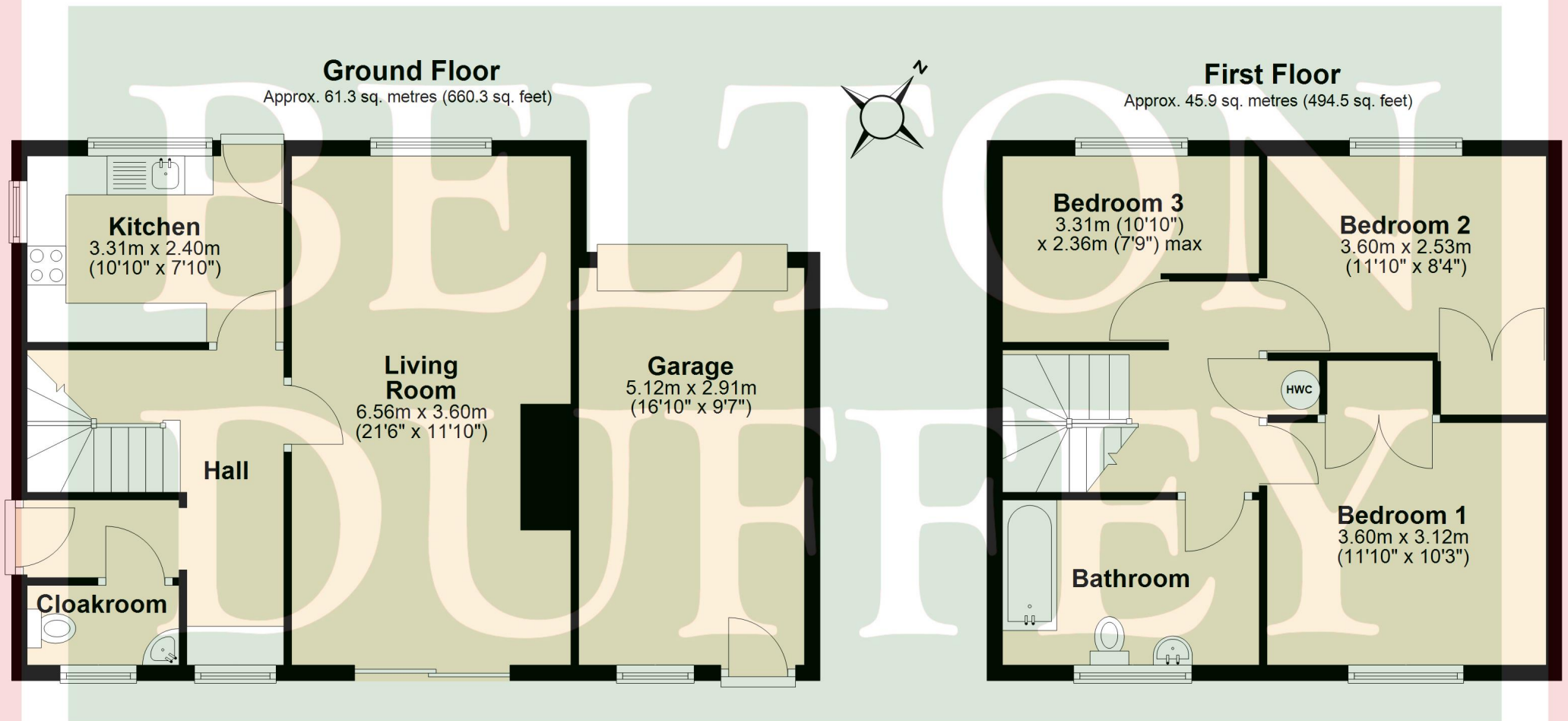




## SITUATION

Kettlestone is a small, tranquil village lying about 5 miles east of the market town of Fakenham and roughly 22 miles north-west of Norwich and embodies the classic rural Norfolk settlement, with homes and farms spread mainly along a single east–west street and the hamlet of Pensthorpe included within the parish boundary. The surrounding countryside offers peaceful, open views and easy access to nature, including the nearby Pensthorpe Natural Park along the River Wensum. The village has a long history, with its name originating from the Old English for “Ketil’s settlement” and its existence recorded in the Domesday Book of 1086.

Historically, Kettlestone was an agricultural community, and although it has modernised over time, remnants of its past can still be seen in its layout and older buildings. One of its most notable historic features is the All Saints’ Church, parts of which date back to the 13th century and include an unusual octagonal tower — a rarity among Norfolk’s predominantly square or round-towered churches. The community is close-knit, with a village hall and parish council supporting local activities and events. While Kettlestone itself is quiet and small, its charm lies in that very simplicity — broad fields, historic cottages and a peaceful rural way of life.



Total area: approx. 107.3 sq. metres (1154.8 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.







**King's Lynn**

T: 01553 770055

E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

**Fakenham**

T: 01328 855899

E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

**Wells-next-the-Sea**

T: 01328 710666

E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

**[beltonduffey.com](http://beltonduffey.com)**