



A CHARMING MID-TERRACE THREE BEDROOM COTTAGE SITUATED IN THE LEA OF THE CHURCH JUST OFF THE VILLAGE GREEN

3 Church Lane, Great Massingham, Norfolk PE32 2HX

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**Bedfords**  
ESTABLISHED 1966



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**3 Church Lane  
Great Massingham  
King's Lynn  
Norfolk  
PE32 2HX**

*A WELL-PRESENTED PERIOD COTTAGE SITUATED IN A TUCKED-AWAY SETTING IN A  
SOUGHT-AFTER VILLAGE A SHORT WALK FROM THE PUB AND SHOP*

**Guide Price: £325,000** (24.02.25)  
Freehold BUR250028

- A spacious period cottage in excellent order.
- Situated in a central position in the village and set well-back from the road.
- A moments' walk from the village green, the Dabbling Duck public house, convenience shop/post office and tea rooms.
- A discrete leafy location in the lea of the village church.
- Accommodation of almost 1100 sq.ft. set out as follows; Entrance Hall, WC, Sitting Room, Kitchen/Dining Room, Landing, three double Bedrooms and a Family Bathroom.
- Outside; to the front of the property is allocated parking area for three vehicles and a lawned garden. At the rear, accessed by a footpath is a small courtyard containing the oil tank supplying the central heating boiler. Beyond this is a communal lawned garden of around ½ of an acre shared and owned by the residents of the cottages in this terrace.
- Offered for sale with no onward with much of the contents available by separate negotiation.













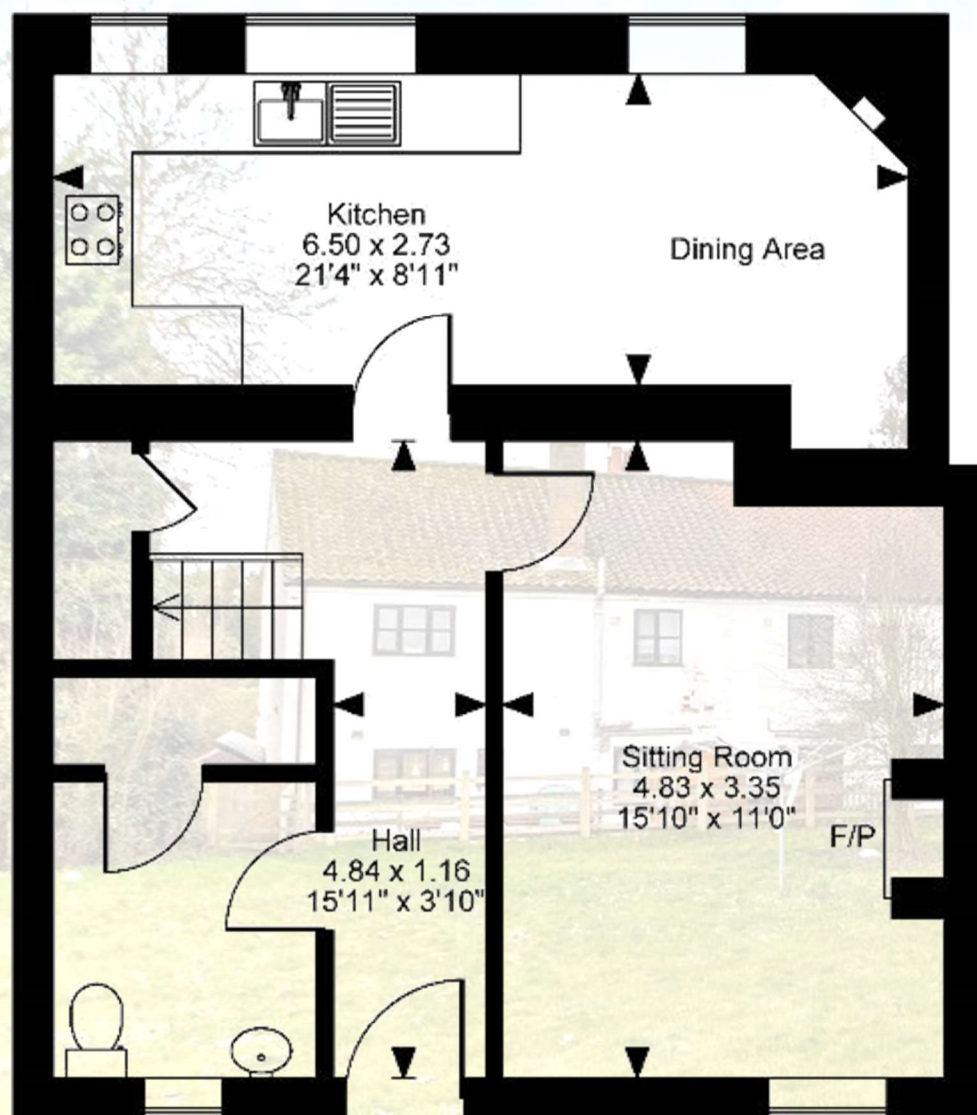




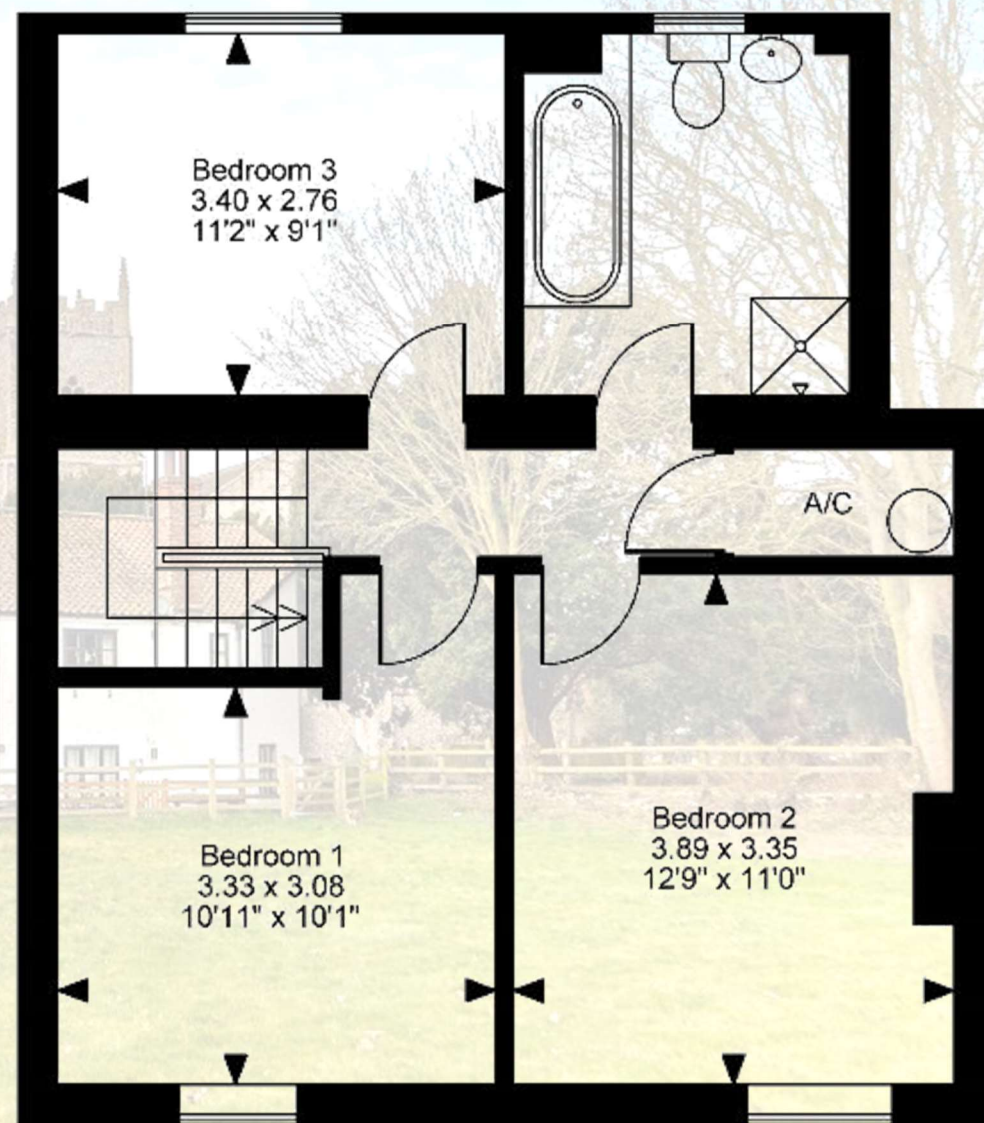




Church Lane, Great Massingham, Great Massingham, Norfolk  
Approximate Gross Internal Area  
1093 Sq Ft/102 Sq M



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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General view of the village



General view of the village

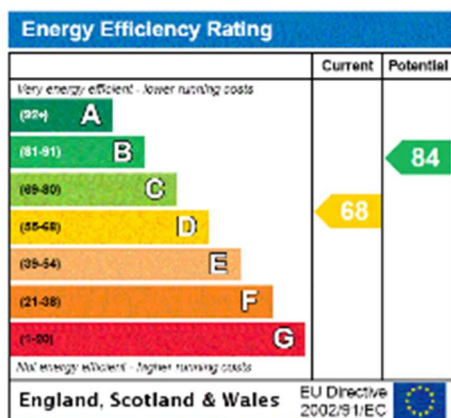
**GREAT MASSINGHAM** is an attractive village which lies to the north of historic Castle Acre and is well placed for easy access to the North Norfolk coast. Set around a series of attractive village greens with several large ponds and a fine church, the village also has a shop/post office, doctors' surgery, primary school and a much celebrated restaurant/pub, The Dabbling Duck. Houghton Hall, a Palladian country house set in 1000 acres of parkland, is situated just to the north of the village adjoined by the Royal Sandringham Estate to its north.





### ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request





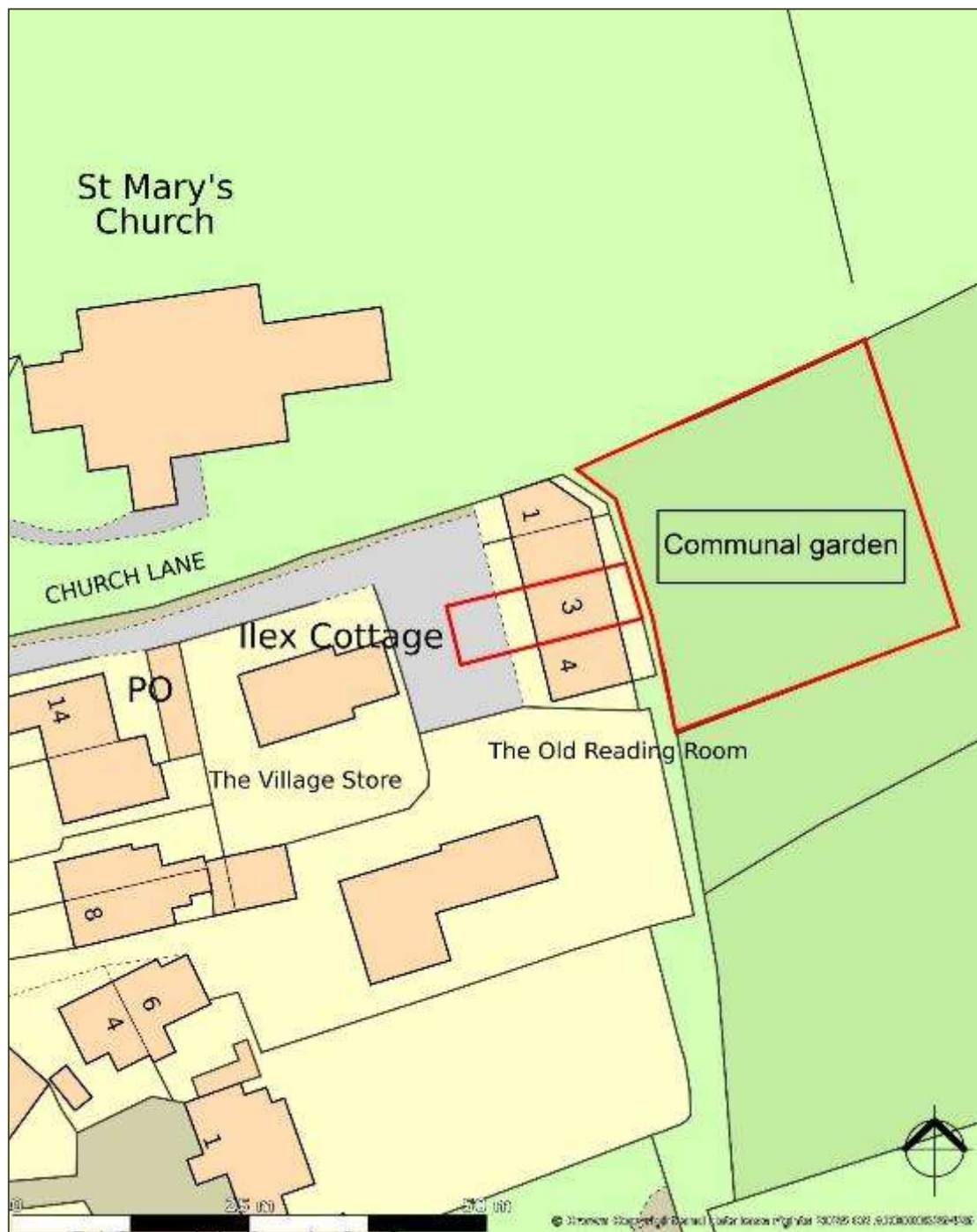


Communal garden to rear



Communal garden to rear





**HEATING:** Oil fired central heating.

**COUNCIL TAX:** Band B.

**SERVICES:** Mains water, electricity and drainage.

**AGENT'S NOTE:** The property is situated in a conservation area.

**BROADBAND:** Ofcom report that superfast broadband is available at the property.

**MOBILE COVERAGE:** Ofcom report the following; O2 is likely to have voice and data inside the property. EE, Three and Vodafone have limited voice and data inside the property. EE, Three, O2 and Vodafone are likely to have voice and data outside the property.

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Carpets and curtains are included. Other items may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

**VIEWING:** Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at [www.bedfords.co.uk](http://www.bedfords.co.uk)



View to rear of property from the communal garden.



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