



SANDRINGHAM

NORFOLK · ENGLAND



2 The Street, Anmer £975 PCM 2 Bedrooms

The village of Anmer is situated within close proximity of Dersingham, Sandringham and Bircham, and is a small and peaceful sought after village. The area is closely linked to The Sandringham Royal Parkland via 'The Avenue' and it is around 12 miles of the town of Kings Lynn and 35 miles of Norwich. The village offers a social club and attractive brick flint characterful properties with rolling countryside views. The peaceful area is wonderful for those that enjoy quiet rural locations and wildlife.

Property briefly comprises of;

The property has been fully renovated with the refurbishment boasting installation of a brand-new contemporary kitchen, brand new carpets and redecoration throughout. The cottage further features a brand new log burner, new bathroom four-piece suite and much more. The idyllic cottage offers the perfect blend of modern and characterful features, with beautiful ceiling beams and cottage style doors.

This home is perfect for a profession person or couple and for those looking to secure a cosy yet spacious cottage, offering bright and airy rooms. The property offers a generous lawn garden and private parking situated to the rear of the accommodation.

The front entry leads through to the sophisticated and well-proportioned reception room benefitting from brand new fitted carpet, neutral decoration, front aspect window, and log burner boasting brick surround and oak beam. The reception from further benefits from understairs cupboard and is finished with ceiling beams enhancing the characterful cottage.

Extending to the rear of the property you will find the tasteful kitchen, offering a generous space, brand new flooring, neutral decoration and complete with attractive flooring. The kitchen boasts beautiful ceiling beam feature plus the twist of contemporary living with brand new wall and base units, worksurfaces, extractor hood-over with splashback, and window to rear aspect. The kitchen also offers rear access leading to the garden. Please note the Estate does not provide white goods or cookers however there is space and plumbing facilities available for installation.

The first floor offers two bedrooms and the main bathroom, plus the stairwell leading to a generous landing perfect for use as an office or walk-in wardrobe. The first floor has been laid with brand new carpets throughout and neutral redecoration, plus a brand-new bathroom with the generous space featuring shower cubicle, bath, WC and hand basin.

The garden is a good size and is mainly laid to lawn. Externally the property further benefits from outhouses and private parking area.

Please note this property is served by a septic tank and benefits from oil central heating.



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Council tax band – B - [How much is my Council Tax | Borough Council of King's Lynn & West Norfolk](#)

EPC rating – E - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

To apply please contact the Lettings Agent for further details :
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