



4 The Paddock, North Creake  
£415,000



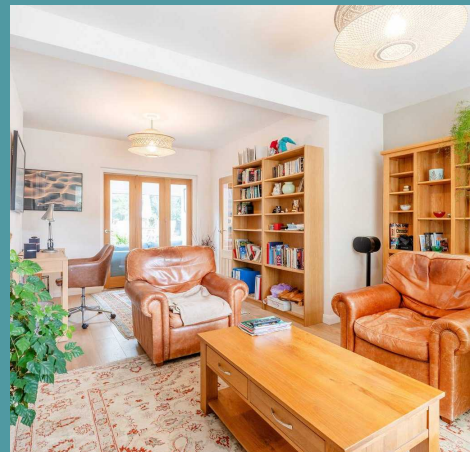
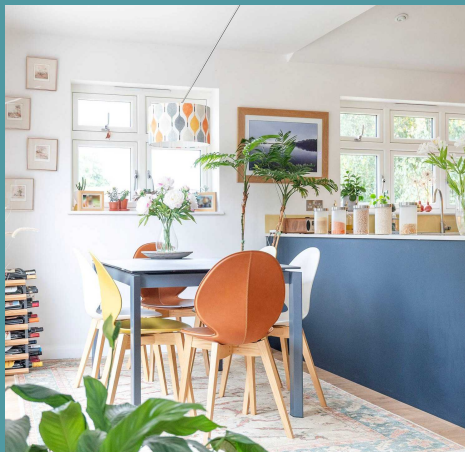
## 4 The Paddock

### North Creake, Fakenham

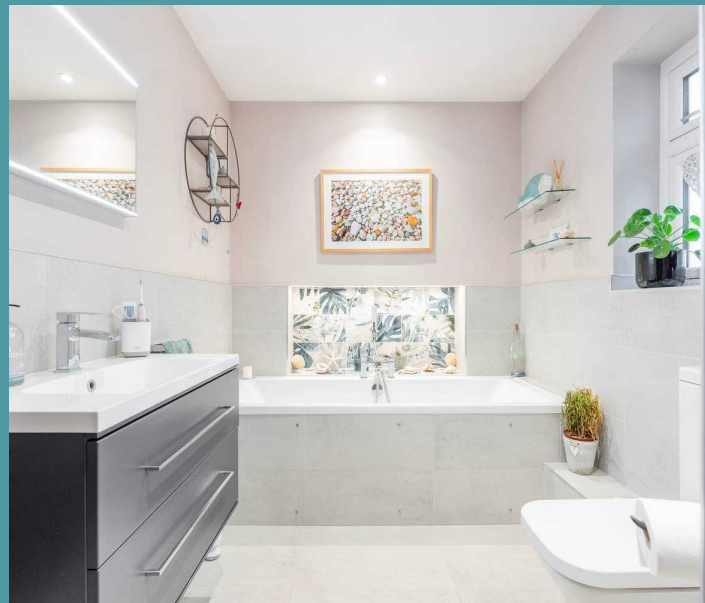
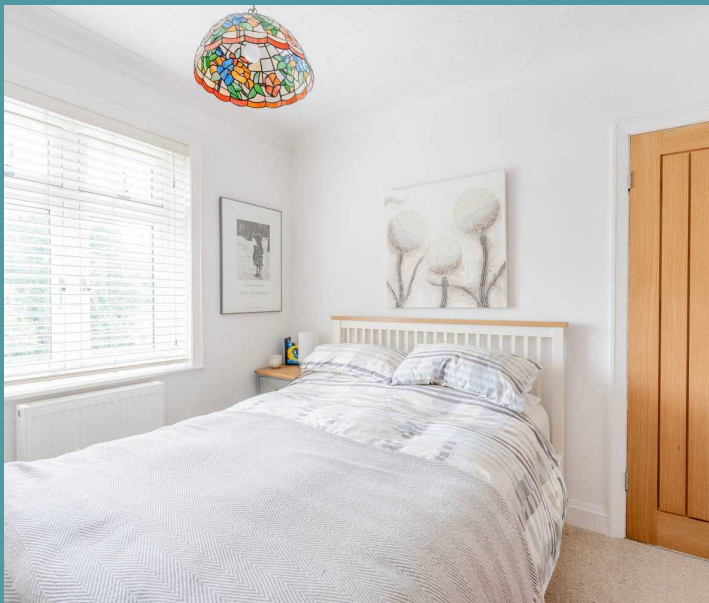
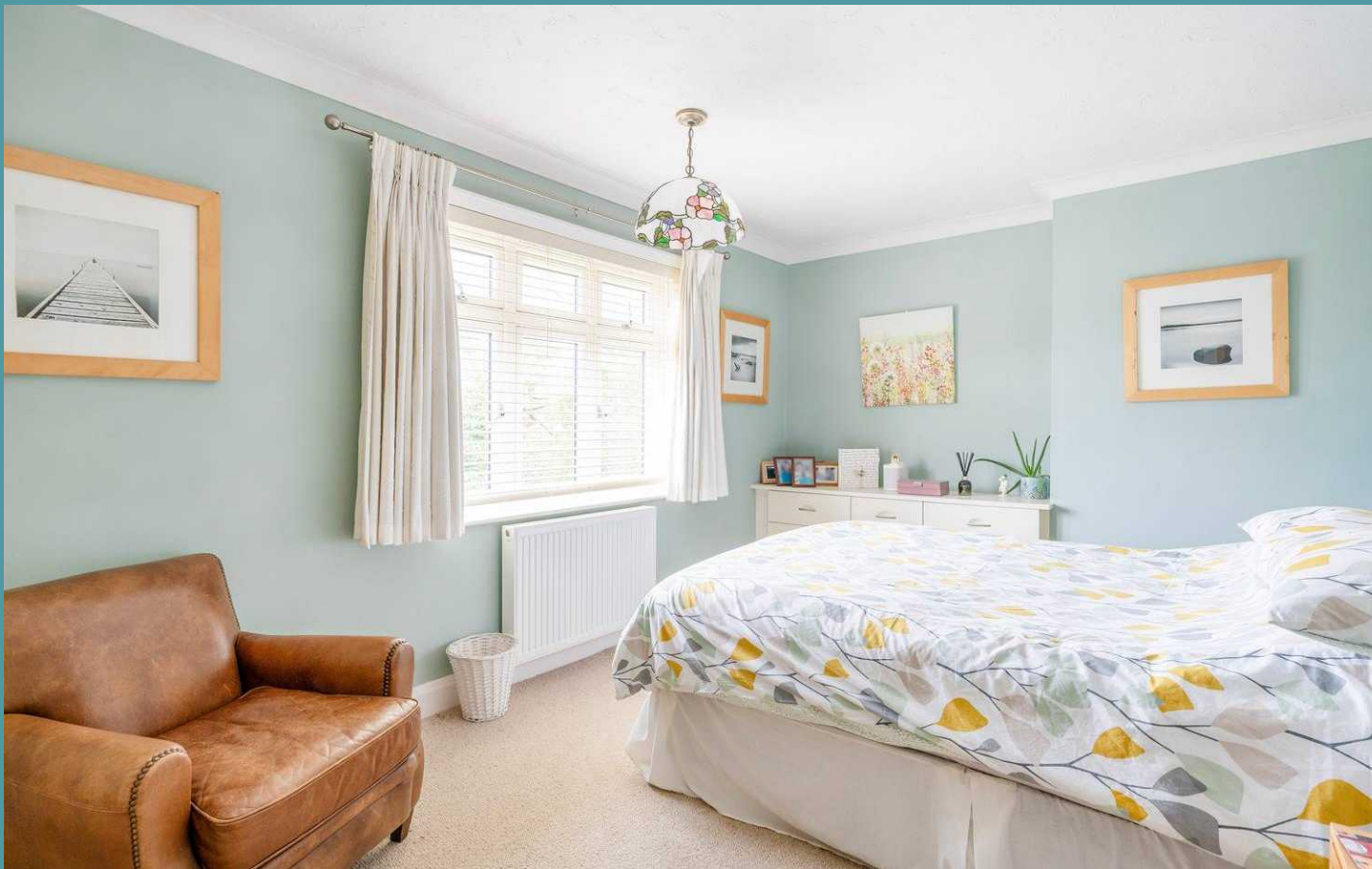
Set within a generously sized corner plot, this impressive semi-detached house features a contemporary single-story rear extension that seamlessly merges indoor and outdoor living spaces. The stylish kitchen and family room create an expansive area perfect for dining, unwinding, and socialising, with natural light pouring in through skylights and large bi-fold doors. The original sitting room offers versatile functionality, complemented by practical amenities such as a boot room, utility area, and a convenient downstairs WC. Upstairs, the home accommodates two generously proportioned double bedrooms and a spacious single bedroom. The meticulously landscaped garden includes multiple seating areas for relaxation and dining, while eco-friendly enhancements like solar panels and an air source heat pump boost energy efficiency.

### The Location

The Paddock, North Creake - is situated in a charming village set between Fakenham and Burnham Market. This location offers easy access to a range of amenities, including local shops, cafés, and restaurants in both Fakenham and Burnham Market. The village itself provides a peaceful setting with beautiful countryside views, while still being conveniently located near major roads for easy travel. Additional local attractions include the scenic North Norfolk coast, ideal for outdoor activities and leisurely walks. With a good selection of schools and community facilities, this area is perfect for families and those seeking a quiet, rural lifestyle.







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North Creake, Fakenham

### The Paddock

The stylish kitchen and family room are housed in the extension, creating an expansive area perfect for dining, unwinding, and socialising. Natural light pours in through skylights and vast bi-fold doors, accentuating the airy feel and illuminating the interiors beautifully.

Ensuring versatility, the original sitting room, connected by internal bi-fold doors, offers flexibility in functionality, complementing the open-plan layout. Additional features such as a practical boot room, utility area, and a convenient downstairs WC enhance the overall convenience of the living space.

The ground floor bathroom exudes luxury with a four-piece suite, including a bath and shower, catering to the diverse preferences of the residents. Upstairs, the property accommodates three well-appointed bedrooms - two generously proportioned double bedrooms and a spacious single bedroom, all exuding comfort.





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North Creake, Fakenham

The meticulously landscaped enclosed garden beckons with multiple seating areas thoughtfully designed to suit various times of the day, providing an ideal setting for relaxation and dining. Noteworthy are the eco-friendly enhancements integrated into the recent extension, contributing to the home's energy efficiency. These include solar panels and an air source heat pump. Ensuring convenience, the property offers two off-street parking spaces.

### Agents Note

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

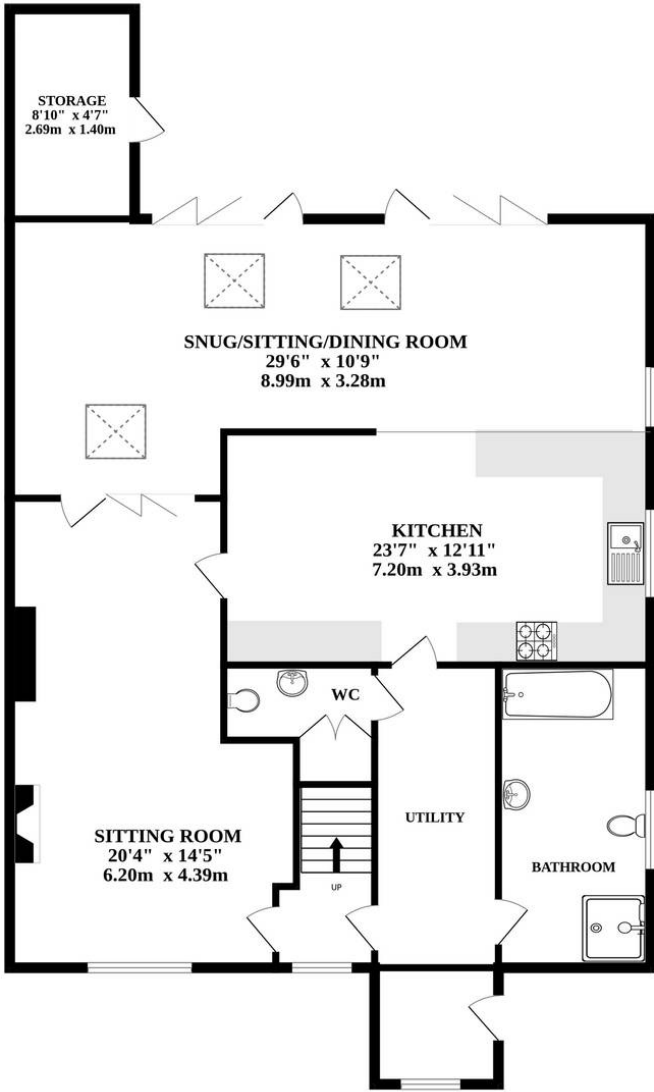
Air Source Heat Pump

Council Tax Band - B

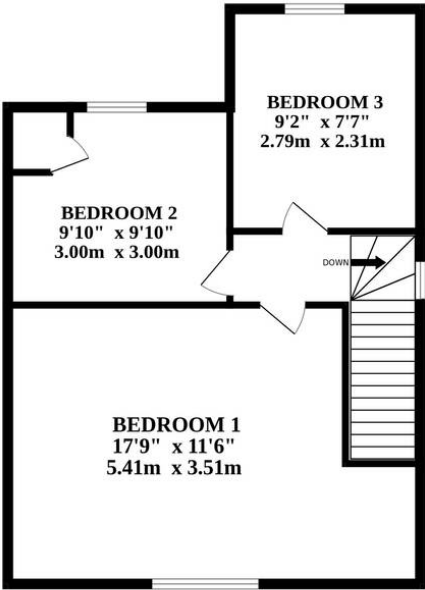




GROUND FLOOR



1ST FLOOR



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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