



8 Springfield, Gunthorpe

Minors & Brady



8 Springfield

Gunthorpe, Melton Constable

Backing directly onto open meadowland with stunning countryside views, this spacious family home offers rural living at its best. Situated in the popular village of Gunthorpe, this three-bedroom semi-detached property enjoys a generous plot with a large rear garden and ample off-road parking. The well-proportioned accommodation includes a dual-aspect lounge with open fireplace, dining room, kitchen/diner and ground floor cloakroom. To the first floor are three sizeable bedrooms and a family bathroom. Enjoying a peaceful setting surrounded by countryside, the property remains within easy reach of Holt, Fakenham and the North Norfolk coastline. Please note the property is subject to a Section 157 Housing Act 1985 restriction, and purchasers must satisfy North Norfolk District Council's local eligibility criteria.

- Backing directly onto Gunthorpe Estate meadowland
- Enjoying far-reaching open countryside views
- Spacious three-bedroom semi-detached home
- Generous rear garden ideal for families
- Ample off-road parking for multiple vehicles
- Bright dual-aspect lounge with open fireplace
- Separate dining room for flexible living
- Well-proportioned kitchen/diner with dining space
- Peaceful rural village setting in Gunthorpe
- Convenient access to Holt, Fakenham and coastlines



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Springfield, Gunthorpe

Situated in a peaceful countryside setting within the popular North Norfolk village of Gunthorpe, this spacious three-bedroom semi-detached home enjoys outstanding views across the open meadowland of the Gunthorpe Estate. Offering generous living accommodation, a substantial rear garden and ample off-road parking, the property presents an excellent opportunity for families, first-time buyers or those seeking a quieter rural lifestyle while remaining within easy reach of local amenities.

The accommodation is well proportioned throughout and begins with a welcoming entrance hall leading to a bright dual-aspect lounge, where an attractive open fireplace creates a focal point to the room. The separate dining room provides additional living and entertaining space, while the kitchen/diner is fitted with a range of wall and base units and offers ample room for family dining. A convenient ground floor cloakroom and side porch complete the ground floor accommodation.

To the first floor, the landing leads to three sizeable bedrooms, all benefiting from fitted storage, together with a family bathroom fitted with a bath and shower over. The property also benefits from double glazed windows and doors throughout, together with freestanding oil-filled radiators which are included within the sale.



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Outside, the property continues to impress with a generous rear garden backing directly onto open meadowland, creating a wonderful backdrop and providing far-reaching rural views. The outdoor space offers excellent potential for family enjoyment, gardening, entertaining or simply relaxing and appreciating the surrounding countryside. To the front, there is ample off-road parking for several vehicles. Please note: The property is subject to a Section 157 Housing Act 1985 restriction. Prospective purchasers must satisfy North Norfolk District Council's eligibility criteria, which generally require a buyer to have lived or worked within the local area for a period of at least three years prior to purchasing the property. Buyers should make their own enquiries to confirm eligibility.

Agent's Note

This property will be sold freehold and connected to mains water, electricity and drainage.

The title contains a historic covenant and charge relating to a Right to Buy discount granted in 1996. Based on the date of the conveyance, the repayment period is likely to have expired and the entry is not expected to adversely affect the buyer's ownership or use of the property. However, the original conveyance has not been reviewed and no warranty can be given as to the current enforceability of the covenant.

Please note that some images may have been digitally enhanced or virtually staged for illustrative purposes.



Ground Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



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Total area: approx. 99.9 sq. metres (1075.4 sq. feet)

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.

Plan produced using PlanUp.

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