



Lovells Market Place, New Buckenham

Minors & Brady



Lovells Market Place

New Buckenham, Norwich

Occupying a prime position overlooking the picturesque village green in the heart of New Buckenham, this beautiful four-double-bedroom character property offers a rare combination of period charm, generous accommodation and a highly desirable village setting. Believed to date in part to the 18th century, the property retains a wealth of original features including exposed wall and ceiling timbers, traditional cottage doors and an impressive inglenook fireplace.

Offered with no onward chain, the property also benefits from a delightful enclosed courtyard garden, excellent entertaining space and convenient access to local amenities.



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- Beautifully presented four double bedroom character cottage overlooking the picturesque village green
- Highly desirable village location close to local amenities and offered with no onward chain
- Dating back in parts to the 18th century with a wealth of original character features throughout
- Spacious and versatile accommodation with four reception rooms, ideal for modern family living
- Striking sitting room featuring exposed timbers and an impressive inglenook fireplace with cast iron multi fuel burner
- High quality fitted kitchen with bespoke Quartz work surfaces and a comprehensive range of integrated appliances
- Exceptional principal bedroom with village green views, spacious dressing room and impressive two room ensuite
- Three further generous double bedrooms, with several enjoying attractive views over the village green
- Bright and versatile garden room with extensive glazing and direct access onto the enclosed courtyard
- Beautifully enclosed courtyard garden with Indian limestone patio, mature planting and plenty of space for outdoor dining



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Location

Situated in the historic village of New Buckenham, Market Place occupies a particularly attractive position overlooking the village green, within a conservation area renowned for its medieval street pattern and distinctive character. The village offers a strong community atmosphere, with a village shop and Post Office, pub, tea shop, garage, village hall, and a range of community activities all close by. St Martin's Church, a Grade I listed building dating from the medieval period, is also within the village, while New Buckenham Common and a network of public footpaths provide excellent opportunities for walking and enjoying the surrounding countryside.

For wider amenities, the market towns of Attleborough and Wymondham are within convenient driving distance, offering a broader selection of shops, supermarkets, schools, healthcare services, and transport connections. Norwich is also readily accessible by road, providing extensive shopping, dining, leisure, and cultural facilities. The combination of historic surroundings, village amenities, and easy access to the wider Norfolk countryside makes this a particularly appealing rural location.



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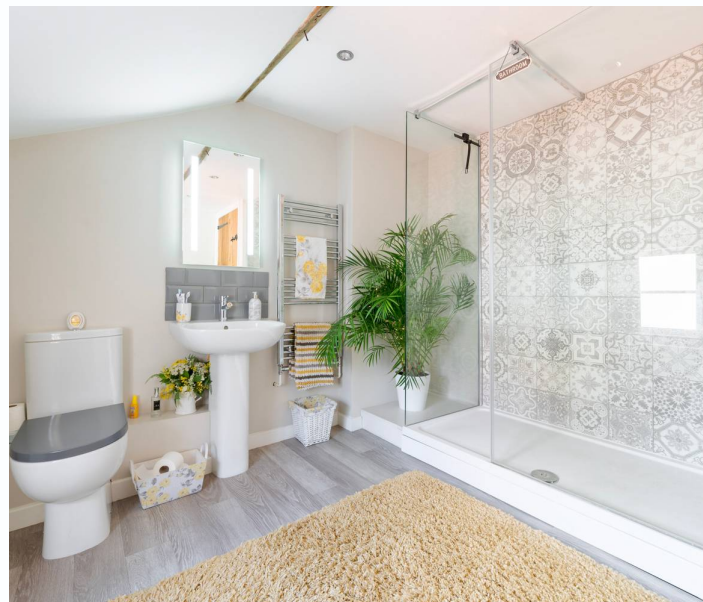
New Buckenham, Norwich

The property opens into a welcoming entrance hall, where exposed timbers and an original floor immediately set the tone for the character found throughout. The hallway provides access to the principal ground floor accommodation and also benefits from a useful downstairs WC.

The sitting room is a particularly characterful space, featuring an impressive inglenook fireplace with a cast iron multi fuel burner, exposed ceiling timbers, exposed wood flooring and a bay window overlooking the village green. An adjoining lounge, originally used as the property's shop, retains its original shop frontage windows and further exposed timbers, creating a bright and versatile reception space.

The dining room provides further flexibility, while the impressive garden room offers an excellent additional reception space with a high sloping ceiling and an extensive wall of windows and doors opening onto the courtyard. This versatile room could equally lend itself to use as a family room, studio or home office.

At the heart of the home, the spacious kitchen and breakfast room has been fitted to a high standard with grey Shaker style units, bespoke Quartz work surfaces, an inset butler sink and a comprehensive range of integrated appliances



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including a dishwasher, combination microwave oven and induction Range cooker with coordinating extractor. There is also space for a table or island style unit, while the adjoining utility room provides additional storage and workspace alongside plumbing for a washing machine. Upstairs, the property offers four well proportioned double bedrooms. The principal bedroom enjoys attractive views towards the village green and benefits from a generous dressing room, which could also be adapted for use as an office, nursery or additional bedroom if required. The impressive ensuite is arranged across two rooms, comprising a large shower room and a separate room with a freestanding bath, WC and wash hand basin.

Three further double bedrooms provide excellent accommodation, with two enjoying views towards the village green and one benefiting from built in storage. A spacious family bathroom completes the first floor and includes both a double width shower and a separate bath.

Outside, the enclosed courtyard garden provides a lovely private setting for outdoor dining and entertaining. The Indian limestone patio is enclosed by brick walling with attractive flint detailing, while outside lighting and a water tap add practicality. The courtyard enjoys plenty of sunshine and views towards the church tower.

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Ground Floor

Approx. 113.5 sq. metres (1221.5 sq. feet)



First Floor

Approx. 88.5 sq. metres (952.4 sq. feet)



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Total area: approx. 202.0 sq. metres (2173.9 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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