



Daintree
Whinburgh Road | Westfield | Norfolk | NR19 1QJ

FINE & COUNTRY

ALIVE WITH BIRDSONG



“Amidst glorious gardens, bursting with colour and teeming with wildlife, this beautiful home enjoys a truly idyllic setting. There’s open countryside around and wonderful walks on the doorstep, so it’s perfect if you love nature and outdoor activities. The property has been thoughtfully extended and very well cared for by the current owners and comes to the market in excellent condition. A truly special place!”



KEY FEATURES

- A Very Impressive Single Storey Family Residence situated in the Village of Westfield
- Four/Five Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and an En-Suite
- Two/Three Reception Rooms
- Spacious Breakfast Kitchen with Separate Utility
- The Stunning Formal Gardens with Entertaining Patio extend to around 1 acre (stms)
- A Range of Outbuildings including a Heated Workshop and an impressive Summer House/Garden Office
- Double Garage and Driveway provides Plenty of Parking
- The Accommodation extends to 2,693sq.ft
- Energy Rating: D

When the owners first saw what is now their home, they had been looking for a long time and were struggling to find anything that met their needs. "We saw this and fell for it straight away. It was a great decision – this has been an amazing place to live." The property was originally built in the 1980s and refurbished in 2007 by a former owner, so it was in excellent condition.

High Standards

The refurbishment was done to a very high standard, going well over and above requirements, with additional touches such as ample insulation to keep the bungalow cosy in winter and cool in summer. As the owners say, it's the little things that make life here such a joy! They have also made some changes, adding two front bedrooms and a porch and transforming a former dining room into a fabulous garden room from where they can make the most of the stunning outlook. As well as replacing all the windows and doors and installing a new central heating boiler and the oil tank.

Fun And Friendly

It's a cliché to say that the kitchen is the heart of the house but in this case, it's true. From here you can keep an eye on children playing elsewhere, able to see the dining room/bedroom 5, garden room, porch and even out to the front gate, as well as over the garden. The kitchen has been fitted in a beautiful classic style that suits the rural setting, and it's a sociable space with a breakfast bar where people can sit, plus access onto the garden room. "In summer we eat breakfast in the garden room every morning, sliding back the doors and leaving them wide open for the rest of the day, filling the house with fresh air," smile the owners.





KEY FEATURES

There are four good-size bedrooms tucked away from the rest of the accommodation, two sharing the family bathroom and two with their own shower room. The principal bedroom also has a dressing room – a lovely extra! The bedrooms are at the north end of the home, so they stay refreshingly cool on hot days. The owners look after their grandchildren regularly and have found the property to work incredibly well with little ones – they love having them over and have made lots of memories here over the years. The owners have also enjoyed big family barbeques, with croquet tournaments on the lawn and the garden lit into the night.

Stunning Surroundings

The owners have always been green fingered and the garden was a huge part of the attraction here. In an ideal world, they laugh, they'd be out there all day every day. It's a sunny spot, with the rear garden facing east and a south facing area off the garden and sitting rooms. "We love sitting on the decking by the summerhouse in the late afternoon, enjoying the outlook. But if it's really hot we'll choose a shady spot under the oak tree." They have enclosed the garden with rabbit proof fencing which keeps out the deer and the rabbits, but they welcome wildlife and have it in abundance here. There are newts, frogs and dragonflies in or over the pond and all you hear out here are the birds. The property also has electric gates for ease of access and security.

A Real Haven

The owners often see muntjac and roe deer down the lane. Within their garden they have seen a stoat on several occasions: "Our granddaughters found that very exciting!". They enjoy watching their resident green woodpecker taking care of the ants along the path. The owners feed the birds year-round and also track them – so far they've seen over 66 varieties, including a rare wryneck, the sighting verified by the RSPB. There are kingfishers visiting the pond too. As a result of all this time spent in nature and in the garden, their grandchildren have both developed a love of gardening and of wildlife and the owners have found it a joy to share these interests as a family. Beyond the garden, this is a great area for walking and you have lots of quiet lanes and little paths to explore, yet you're not far from 'civilisation' with Dereham just three miles away – so you can even cycle to town.





























INFORMATION



On The Doorstep

The property is located within the village of Westfield. There is easy access to the market town of Dereham with a large range of supermarkets, including two superstores, a leisure centre, a good range of shops, library, cinema, hotels and restaurants. As well as nursery and primary schools and two high schools which are Ofsted rated. You also have easy access onto main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

Westfield lies approximately 10 miles from Wymondham with its thriving market town atmosphere. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge and also has the heritage railway which runs between Wymondham and Dereham. Norwich (18 miles) offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

Directions

Leave Norwich on the A47 heading towards Dereham, passing through Honingham and North Tuddenham. Take the A1075 exit towards Watton/Dereham. At the roundabout take the 2nd exit onto Yaxham Road/B1135 signposted Wymondham. Turn right onto Westfield Lane, then left onto Westfield Road. Continue onto Dereham Road. At the staggered crossroads head straight over onto Whinburgh Road and the property will be found further along on your left hand side.

Services, District Council and Tenure

Oil Central Heating, Private Water via Bore Hole, Private Drainage via Septic Tank
Broadband Available

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

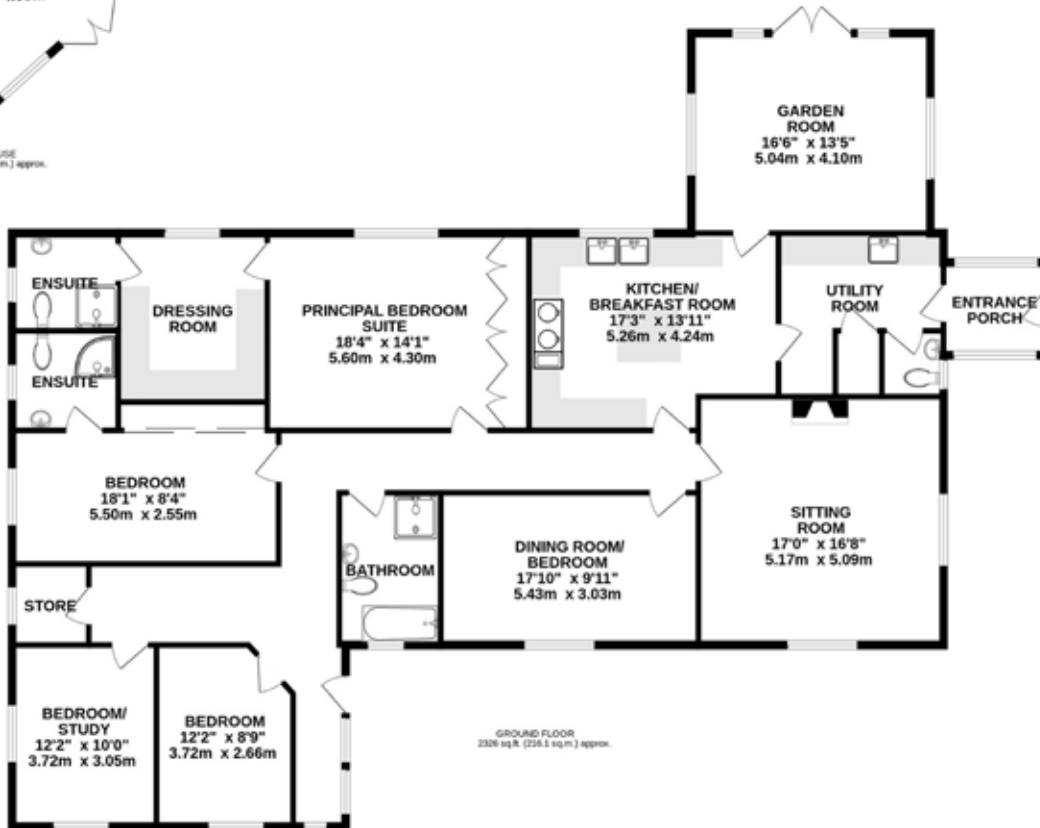
Breckland District Council - Tax Band E

Freehold

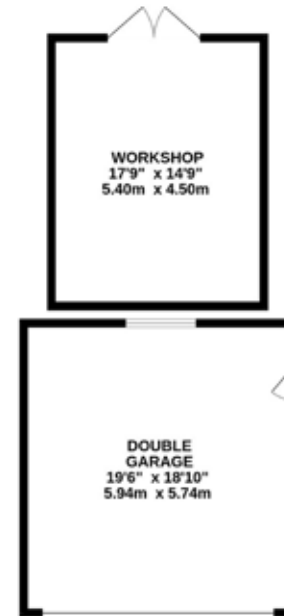


SUMMERHOUSE/
OFFICE
13'1" x 13'1"
4.00m x 4.00m

SUMMERHOUSE
173 sq.ft. (15.1 sq.m.) approx.



GROUND FLOOR
2326 sq.ft. (216.1 sq.m.) approx.



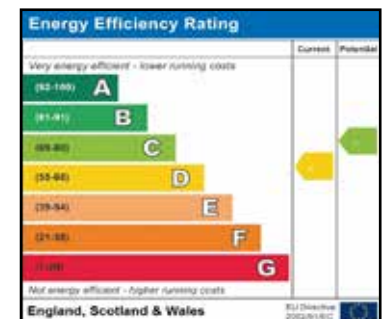
WORKSHOP
17'9" x 14'9"
5.40m x 4.50m

DOUBLE
GARAGE
19'6" x 18'10"
5.94m x 5.74m

OUTBUILDINGS
805 sq.ft. (74.8 sq.m.) approx.

FLOOR AREA - MAIN ACCOMODATION : 2326 sq.ft. (216.1 sq.m.)
FLOOR AREA : OUTBUILDINGS: 805 sq.ft. (74.8 sq.m.) approx.
TOTAL FLOOR AREA : 3131 sq.ft. (290.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

