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THE STORY OF

# Field View

*Spooner Row, Norfolk*

SOWERBYS





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# Field View

2 Thornberry Grove, Spooner Row, Norfolk  
NR18 9UL

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Impressive Detached Home

Fine Sitting Room

Amazing Kitchen/Breakfast/Family Room

Well-Appointed Study

Utility Room and Cloakroom

Principal Bedroom with Dressing  
Room and En-Suite

Guest Bedroom with En-Suite

Three Further Bedrooms and Family Bathroom

Double Garage and Landscaped Garden

Fine Field Views

Popular Location

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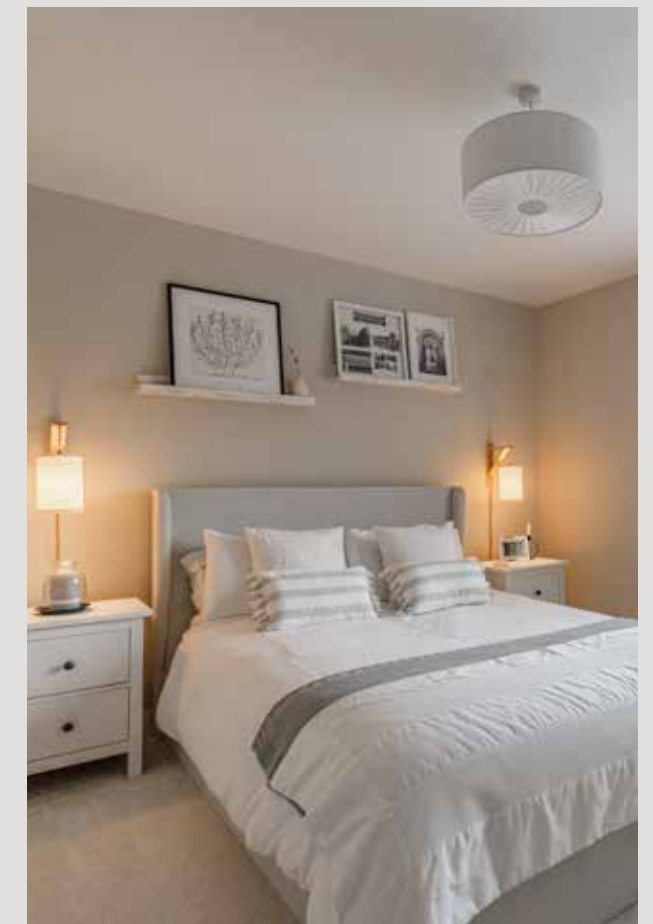
Field View is a truly impressive home which was built to a high specification by Hestia Homes. Our clients have created a very welcoming space, characterised by clean lines and a contemporary finish throughout.

The spacious entrance hall sets the scene. The sitting room is generously sized, enjoying an abundance of natural light and access to the most incredible family room, which is open-plan to the kitchen/breakfast room - an exceptional, sociable space. The beautiful kitchen has fully integrated appliances and quartz work surfaces. It offers ample storage, generous workspaces, and an island unit, with plenty of room for a dining table and sofa. During the warmer months, the bi-fold doors really do bring the outdoors in - perfect for entertaining. In addition, there is a well-fitted utility room, a cloakroom, and a well-placed study.

The staircase, with its glass balustrade, leads to a spacious first-floor landing. The principal bedroom is calming and benefits from a dressing room and a sleek, modern en-suite. A guest bedroom also features a modern, well-fitted en-suite, while three further bedrooms share a stylish and contemporary family bathroom.

To the front, there is a driveway providing ample parking and access to the double garage. The front garden is laid to lawn with pathways leading to the front door. To the rear, the owners have created two excellent terraces - ideal for entertaining or simply relaxing and enjoying the field views.





The principal bedroom  
is calming and benefits  
from a dressing room  
and an en-suite





First Floor  
Approximate Floor Area  
1093 sq. ft  
(101.54 sq. m)



Ground Floor  
Approximate Floor Area  
1261 sq. ft  
(117.15 sq. m)



Garage  
Approximate Floor Area  
356 sq. ft  
(33.07 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Spooner Row

A PEACEFUL VILLAGE  
WITH HISTORIC CHARM

Nestled in the Norfolk countryside, Spooner Row is a picturesque village steeped in history and rural charm. According to local lore, the village takes its name from the 15th Century when nearby woodland was coppiced to produce spoons, taps, and spindles, later sold in the market town of Wymondham.

Today, Spooner Row offers a peaceful pace of life while remaining well-connected. The village is home to a primary school, a Victorian church, a welcoming village hall, and a much-loved local pub, The Boars. It also benefits from its own railway station, providing direct links to both Norwich and Cambridge twice daily - ideal for commuters or day-trippers alike.

Less than two miles away is Wymondham College, a nationally recognised state boarding school, crowned 'Secondary School of the Year' at the 2021 Pearson National Teaching Awards.

Just three miles from Spooner Row, the historic town of Wymondham offers a wealth of amenities. Renowned for its stunning 12th Century Abbey and East Anglia's longest heritage railway, Wymondham is also a hub for shopping, dining, and community life. The town's lively Friday market, set in a square surrounded by 17th Century buildings and medieval lanes, adds further character.

With excellent schooling, a strong sense of community, and convenient rail access to London and Norwich, Spooner Row offers an ideal blend of village tranquillity and modern-day convenience.



*Note from Sowerbys*



“You can enjoy splendid field views from a new-build house, the perfect comfort in a rural location.”



## SERVICES CONNECTED

Mains water and electricity. Drainage via a communal treatment plant. Air source heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 2500-2922-0832-0092-3373

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///fists.decays.thorax

## AGENT'S NOTE

Please note an employee of Sowerbys is a relative of the vendors.

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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