



THE STORY OF

5 Bayfield Close

Barford, Norfolk

SOWERBYS



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5 Bayfield Close

Barford, Norfolk
NR9 4BN

Popular Location

Four Reception Rooms

Well Fitted Modern Kitchen

Utility Room and Cloakroom

Four First Floor Bedrooms

Family Bathroom and En-Suite

Parking and Garage

Well Landscaped Garden

SOWERBYS NORWICH OFFICE

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This superb detached home is located at the end of a popular close in Barford.

The accommodation is both spacious and versatile. The sitting room is a great room to relax and also benefits from air conditioning. A clever use of the space has been the addition of the garden room which flows seamlessly and makes a superb room to enjoy views of the garden. Just off the sitting room there is another great reception room that lends itself as a work from home space, play room or ground floor bedroom. There's also a store room that could be changed into an en-suite if required.

Off the entrance hall there is a dining room and a modern, well-fitted kitchen/breakfast room with plenty of storage and a breakfast bar. In addition there is a useful utility room and separate cloakroom.

The first floor is home to four well appointed bedrooms. The principal benefits from an en-suite shower room, and a modern, well-fitted family bathroom serves the remaining three bedrooms.

Outside and to the front is a driveway with parking for several cars and access to the garage.

The rear garden has been well-landscaped with a superb sun terrace, ideal for entertaining. A lawn wraps around the property, whilst established boundary hedging gives excellent privacy.





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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Barford

A POPULAR SOUTH NORFOLK VILLAGE

Set amidst the gentle rolling countryside of South Norfolk, Barford is a popular village, about four miles north of Wymondham, a picturesque and historic market town. Here, there's a strong sense of community and, at the heart of the town, the magnificent Wymondham Abbey, an iconic 12th century landmark with beautiful surroundings and a rich ecclesiastical history that gives the town much of its charm.

Wymondham's vibrant town centre is home to an array of independent boutiques, traditional pubs, and cafés, with the popular Kett's Books and The Lemon Tree Café offering local flavour and friendly service. The town hosts a bustling weekly market and enjoys regular events including the Wymondham Music Festival and various heritage days celebrating the area's fascinating past.

For families and outdoor enthusiasts, there are lovely green spaces and walks along the Tiffey Valley, while nearby attractions include the Mid-Norfolk Railway, offering heritage steam train journeys through the countryside to Dereham, and Wymondham Heritage Museum, located in the town's historic Bridewell building.

Commuters are well served by Wymondham railway station, with direct connections to Norwich, Cambridge, and London. The A11 is also easily accessible, making road travel across the region convenient.

With highly regarded schools such as Wymondham College and Wymondham High Academy, along with the proximity to the cultural and retail offerings of Norwich – just 9 miles away – Wymondham offers the perfect blend of rural tranquillity and modern living.



Note from Sowerbys



“...established boundary hedging makes the garden wonderfully private.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2211-5111-7022-1211-1106

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: ///hang.educates.selects

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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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