



THE STORY OF  
**Hawthorn Lodge**

*West Dereham, Norfolk*

**SOWERBYS**

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THE STORY OF

# Hawthorn Lodge

Church Road, West Dereham,  
PE33 9RF

Detached Chalet House with No Onward Chain

1/3 of an Acre Plot (STMS)

Solid Oak Flooring to Most of the Ground Floor

Kitchen/Dining/Sitting Room with Bi-Fold Doors to the Garden

Spacious Living Room with Gas Fireplace

Five Double Bedrooms, with Three on the Ground Floor

Family Bathroom and Two En-Suites

Home Office

Double Garage with Power, Light,  
Water Supply and Drainage

A Peaceful and Quiet Location

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“Three words to describe Hawthorn Lodge would be ‘ideal family home’.”

A builder by trade, our seller dreamt of building his own family home, which is exactly what Hawthorn Lodge has been for the past 25 years, with an abundance of happy memories created here.

The hub of this loving home is the newly appointed kitchen/dining/sitting area. With bi-fold doors leading to the rear garden, this is that space where family and friends gather, be it summer or winter.

The sitting room, with its gas burner, has a wonderful cosy ambience, especially during the cooler months. Big windows to the rear fill the room with natural light.

For those that work from home, the separate study located to the front of the property is ideal, or it could alternatively be used as a playroom.





Being a chalet house the space here is very versatile. The family bathroom and three bedrooms can be found on the ground floor, one of which further benefits from an en-suite. Whilst on the first floor you will find two further, generous bedrooms, again with one enjoying en-suite facilities featuring a jacuzzi bath.



“It’s nice and secluded here, we love the view overlooking the garden.”



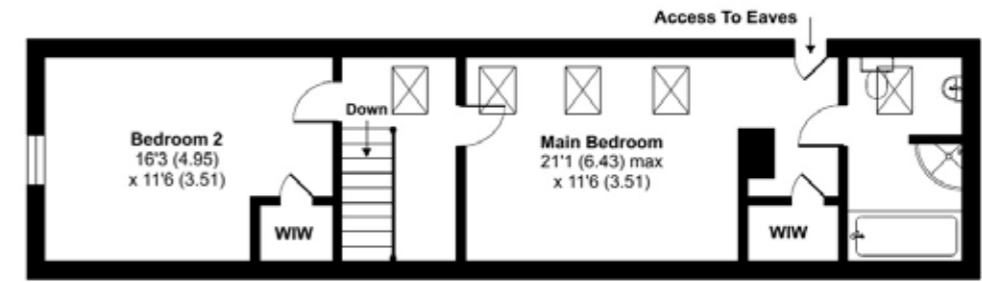
Outside, the space has been designed to be of low maintenance. To the front, a gravel drive leads to the detached double garage nestled behind a five-bar gate, providing ample off road parking, whilst the green lawn softens the look.



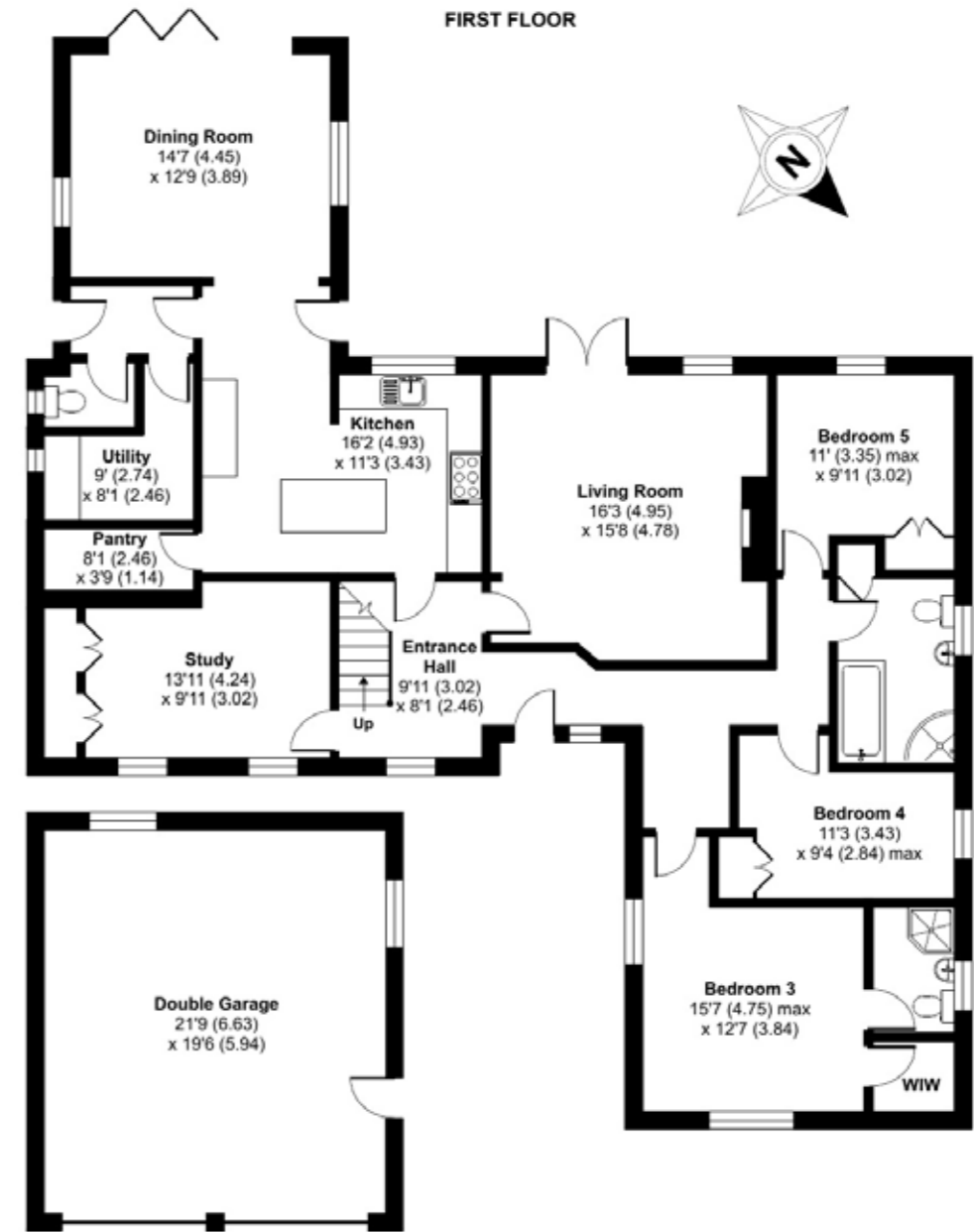
The well-maintained rear garden is a blank canvas for the avid gardener. The patio area is ideal for summer barbecues, whilst watching the children enjoy playing on the generous lawn.



This loving family home, which offers tranquillity, space and versatility, is available with no onward chain – ready for someone new to start their next chapter here.



FIRST FLOOR



GROUND FLOOR

Approximate Area = 2771 sq ft / 257.4 sq m (includes garage)

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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ALL THE REASONS

# West Dereham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestled in the heart of the Norfolk countryside, West Dereham is a charming village that exudes timeless appeal. Steeped with history including the old Abbey, and picturesque landscapes, the village is a serene escape from the modern world.

The nearby, meandering River Wissey adds to its scenic beauty, offering opportunities for leisurely walks and moments of reflection. West Dereham's close-knit community and welcoming village hall, which has recently been refurbished and now offers a full bar - The White Hart Bar, creates a friendly atmosphere, while its proximity to nature reserves and wildlife habitats makes it a haven for outdoor enthusiasts. A visit to West Dereham promises a peaceful retreat and a glimpse into the rustic beauty of rural Norfolk.

Just over four miles one of Norfolk's oldest

market towns can be found, Downham Market can be traced back to Saxon times.

The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.



Note from the Vendor



The surrounding area to Hawthorn Lodge.

“It’s peaceful and quiet. All the neighbours are lovely here too.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating. Private drainage via treatment plant.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 5190-5264-0022-7391-3073

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: ///treatable.buddy.regrowth

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# SOWERBYS



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