



INTRODUCING

Plot 2, Chapel Farm

Whinburgh, Norfolk

SOWERBYS

Land & New Homes Specialists



THE STORY OF

Plot 2, Chapel Farm

Dereham Road, Whinburgh, Norfolk
NR19 1AA



Four Bedrooms with One En-Suite

Contemporary Kitchen, Dining, Family Room

Sitting Room and Study

Separate Utility Room

Quiet Village Location

Small Collection of Five Properties

Detached Garage and Driveway

Located Between Dereham,
Wymondham and Hingham

Air Source Heating; Underfloor Heating Downstairs

10 Year Warranty



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“This cleverly designed property makes the most of every inch of the footprint.”

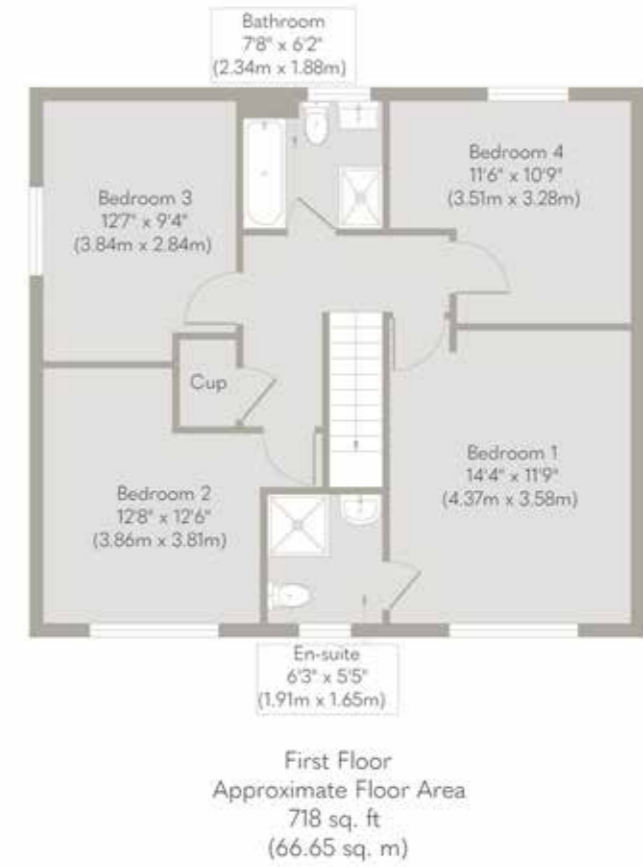
Plot two is one of just two four bedroom detached homes offered at this price point, at Chapel Farm, a small collection of just five detached houses. This cleverly designed property makes the most of every inch of the footprint and will be ready to occupy in the first quarter of 2024.

The ground floor has a hallway with cupboard and WC. There is both a sitting room and study facing the front. The kitchen/dining/family room spans right across the rear and has a central island, grey shaker style cabinetry, doors to the rear, excellent specification and plenty of additional space to create a dining or sitting area. There is also a utility room with access to the outside.

The first floor has four bedrooms, an en-suite to the principal bedroom and a family bathroom. There is a rear garden with patio area, driveway and detached garage with electric door.

Plot three will also be available at a similar price and has a different layout, so there are two here for you to consider.

A ten year warranty, underfloor heating to the ground floor and the very latest in air source heating is installed to ensure bills are kept to a minimum.



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.

ALL THE REASONS



Whinburgh

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled within the countryside, Whinburgh is a quaint village which offers a peaceful retreat from the hustle and bustle of busier

areas. Located near the towns of Yaxham and Dereham, Whinburgh boasts a rich history, scenic landscapes, and a close-knit community.

The name Whinburgh is believed to have Old English origins, indicating a “fortified place overgrown with furze.” This linguistic insight hints towards a past where the landscape was shaped by both human fortifications and the untamed beauty of the surroundings.

Explore the bucolic charm of the countryside with walks and strolls through the parish’s footpaths, the lush landscapes provide a tranquil setting for nature enthusiasts.

At the heart of the village is the charming St Mary Church. With an understated interior and a rustic feel, it’s easy to feel the simplicity and charm afford by a countryside community.

Nestled in the Brecklands, in the heart of the county, nearby Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide

milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town’s other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner’s Cottage, established in 1502 and believed to be the oldest building in town.



Note from Sowerbys

Plot 1



Plot two is one of just two four bedroom detached homes offered at this price point, at Chapel Farm, a small collection of just five detached houses.

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SERVICES CONNECTED

Heating via an air source heat pump, underfloor heating to the downstairs.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///paves.trapdoor.wake

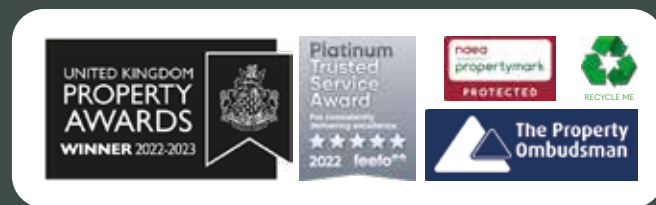
AGENT’S NOTES

Some images have been virtually staged to show how they could look once furnished.

The internal images are of plot 1 in the development and is of a similar specification.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

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