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INTRODUCING

# Plot 1, Chapel Farm

*Whinburgh, Norfolk*

**SOWERBYS**

Land & New Homes Specialists



THE STORY OF

# Plot 1, Chapel Farm

Dereham Road, Whinburgh, Norfolk  
NR19 1AA

Four Spacious Double Bedrooms

Contemporary Facade New Build Home

Two En-Suites

Small Development of Five Properties

Triple Aspect Sitting Room with Fireplace

Large Contemporary Kitchen, Dining and Family Room

Air Source Heating with Underfloor Heating Downstairs

Separate Dining Room (or Large Study)

Located Between Dereham,  
Wymondham and Hingham

10 Year Warranty

**SOWERBYS WATTON OFFICE**

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“With an impressive internal space you could easily create your dream home.”

Plot one at Chapel Farm is the largest property of this small cluster of just five detached houses. This fabulous family home boasts almost 2,300 sq. ft. of internal space in which you can create your dream home.

The ground floor immediately impresses with a wide and welcoming hallway. The triple aspect sitting room features a beautiful traditional fireplace and bi-folding doors to the rear. The kitchen has central island, grey shaker-style cabinetry, bi-folding doors to the rear, excellent specification and plenty of additional space to create a dining or sitting area.

Those who prefer a formal dining room have this option too with the second reception room, which alternatively could

be a snug, home office, cinema room or play room. There is also a super-sized utility room which makes for brilliant practicality.

The first floor is as equally uncompromising. Four double bedrooms, two en-suites and a large family bathroom; there is space in abundance.

Outside there is a rear garden with plenty of patio area, driveway and garage with electric door. The rear garden will benefit from some mature landscaping to create greater privacy.

This fantastic family home is the only one of its type available, and should really be viewed to be fully appreciated.







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



“With plenty of patio area, it’s easy to picture yourself enjoying this space with friends in the summer.”

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## SERVICES CONNECTED

Services to be confirmed.

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: ///decorated.apples.kipper

## AGENT’S NOTE

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

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.

# SOWERBYS



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