



THE STORY OF
5 Park Lane
Reymerston, Norfolk

SOWERBYS



THE STORY OF

5 Park Lane

Reymerston, Norfolk
NR9 4EU

Stunning Individual Home

Highly Versatile Living Accommodation
Extending to Approximately 2,300 Sq. Ft.

Four Bedrooms, Three En-Suite

Family Bathroom

Open-Plan Kitchen/Living Space

Plot of Approximately 0.65 Acres (STMS)

South-Facing Gardens with Stunning Views

Air Source Heating and Solar PV Panels

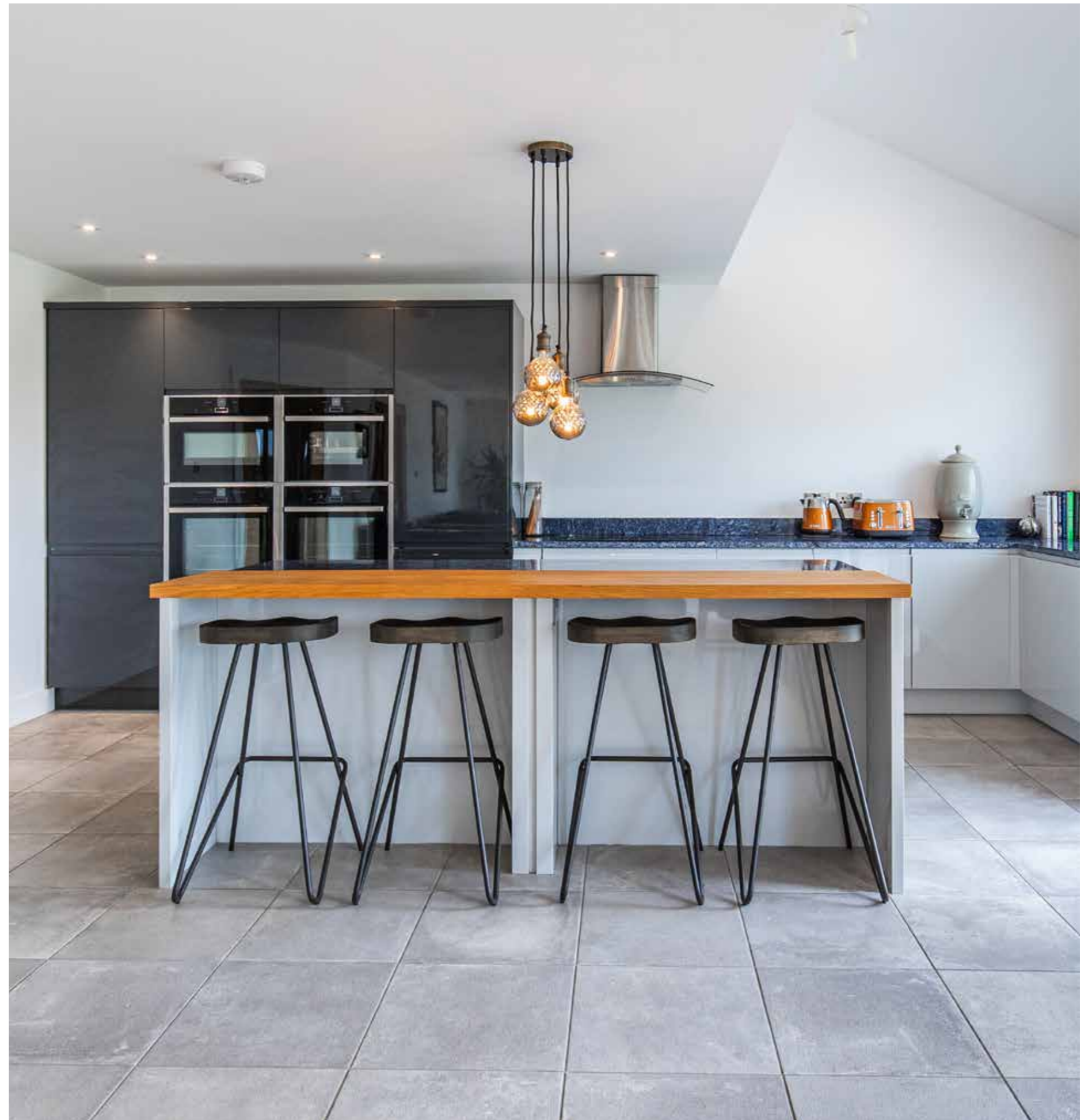
Double Garage and Workshop/Store

No Onward Chain

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





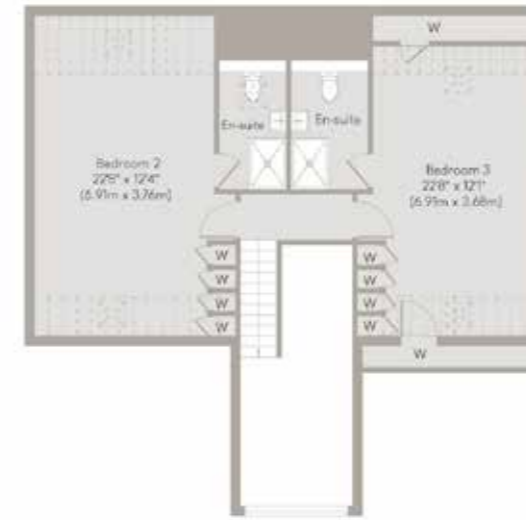
Approached via a tree-lined private driveway, over half a mile from the main road, Park Lane is an exclusive gated development of stunning individual homes. Set within the most breathtaking landscape, there are boundless views over the surrounding countryside.

This impressive home provides extensive internal floor space, with generously proportioned rooms finished to an exceptional standard. The accommodation, approximately 2,300 sq. ft. in size, offers flexible living spaces arranged over two floors around a central reception hall. The home features a contemporary glass-sided oak staircase rising to a galleried landing, providing a fantastic outlook throughout the ground floor and beyond to the surrounding countryside.

The living accommodation comprises of a large reception hall, a kitchen/dining room with high-quality bespoke units, integrated Neff appliances, and granite worksurfaces, open-plan to a spacious living room with full-height windows and a glass door leading to a vast patio area. The outdoor space seamlessly extends the living area and is ideal for entertaining during the summer.

The generously sized bedrooms, all doubles, include three with en-suite bathrooms. Bedroom four, which can also serve as an additional reception room, playroom, or study, enjoys access to a well-appointed family bathroom. The property also features a utility room for added convenience.

Externally, the property boasts landscaped gardens of 0.65 acres (STMS) with a southerly aspect to the rear and stunning far-reaching views of the surrounding countryside. In addition, the property includes a large timber workshop, a double garage in a cart lodge style, as well as parking for several cars on the gravel driveway.



First Floor
Approximate Floor Area
899 sq. ft
(83.51 sq. m)



Outbuilding
Approximate Floor Area
564 sq. ft
(52.39 sq. m)



Ground Floor
Approximate Floor Area
1'411 sq. ft
(131.08 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.

Copyright V360 Ltd 2023 | www.houseviz.com



...a beautiful flow from indoors to outdoors and plenty of patio space



Reymerston

A NORFOLK GEM IN THE HEART OF THE COUNTRYSIDE

Nestled in the Brecklands, in the heart of the country is the quiet village of Reymerston. Located just 6 miles from the town of Dereham and 3 miles from Hingham, the village has a shop and a village hall that was built in 1956.

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.

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.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation and freshly cooked food. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from Sowerbys



View to the rear of 5 Park Lane

“...some of the most sublime far-reaching views over the surrounding countryside.”



SERVICES CONNECTED

Mains electricity. Private water supply via borehole, drainage to septic tank. Heating via air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref- 8536-7838-4680-9621-9926

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: ///streamers.stubbed.simulator

AGENT'S NOTE

There is a management company in existence which is run by the residents. Each property on the Park Lane development contributes approximately £100 PCM for maintenance of the driveway and verges, maintenance of the bore hole and septic tank.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

