



THE STORY OF

Fresh Woods

Garvestone, Norfolk

SOWERBYS



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Dereham Road, Garvestone, Norfolk
NR9 4AD

Detached Bungalow

Rural Village Location

Internal Accommodation Stretching
to Over 1,400 Sq. Ft.

Three Double Bedrooms

Two En-Suite Shower Rooms, Family
Bathroom and Separate WC

Open-Plan Kitchen/Dining Room

Utility Room

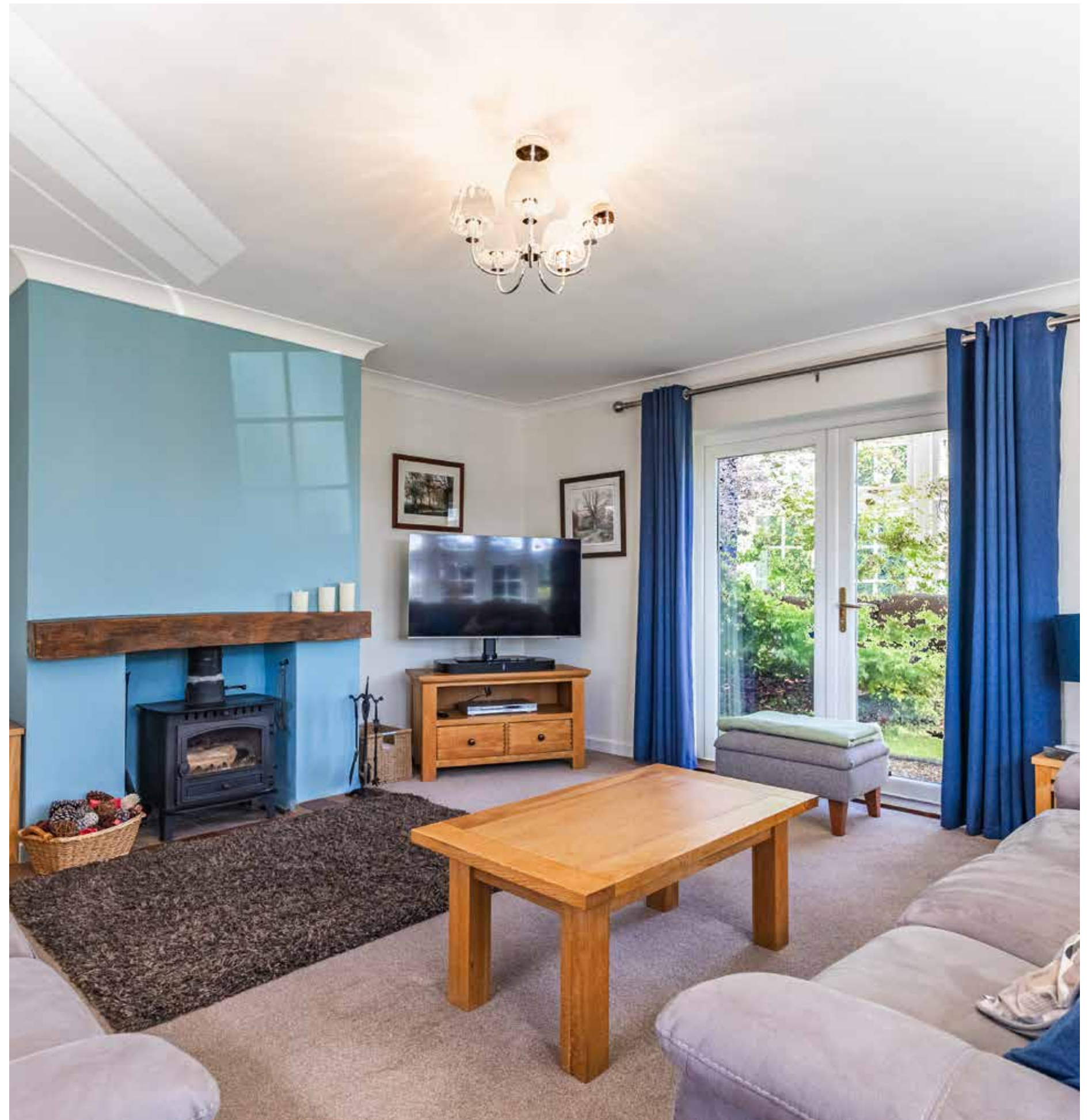
Countryside Views

Parking for Several Cars on the Driveway

SOWERBYS DEREHAM OFFICE

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Presenting an exquisite three bedroom detached bungalow, gracefully positioned on an elevated plot in the picturesque village of Garvestone. This stunning residence enjoys a tranquil non-estate location, affording panoramic views of sprawling fields from both its front and rear aspects.

Upon entering, you are greeted by an impressive entrance hall that sets the tone for the rest of the home. The bright and airy triple aspect sitting room features a charming log-burner, creating a cosy yet elegant atmosphere. The open-plan kitchen/dining area is adorned with double doors that seamlessly connect to the rear garden, perfect for indoor-outdoor entertaining. A separate utility room and cloakroom WC provide practical convenience.

The principal bedroom boasts a built-in wardrobe and a luxurious en-suite shower room, offering a private retreat within the home. Two additional bedrooms, one also with an en-suite, cater to family or guests, complemented by a stylish family bathroom.

Enhancing comfort and efficiency, the property benefits from oil fired central heating and double glazed windows throughout, ensuring warmth and tranquillity year-round. Outside, a large P-shaped driveway provides ample off-road parking, while the enclosed rear garden is a haven of serenity, featuring decorative plant borders and versatile workshop space.

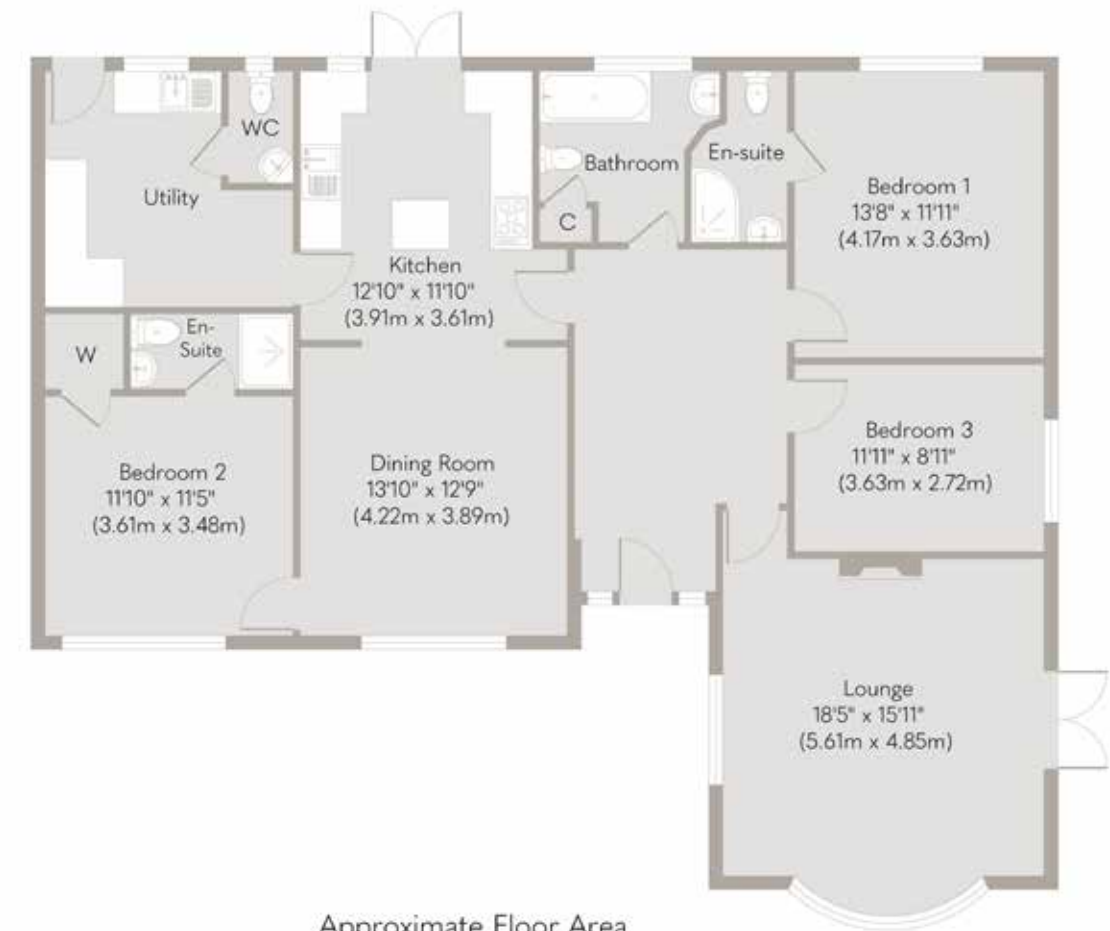
This exceptional property combines modern comforts with rural charm, offering a lifestyle of peace and sophistication amidst scenic surroundings. Ideal for those seeking a harmonious blend of contemporary living and natural beauty, this bungalow promises a truly elevated living experience in Garvestone.



Shed/Outbuilding
11'4" x 5'5"
(3.45m x 1.65m)



Outbuilding



Approximate Floor Area
1,455 sq. ft
(135.17 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.

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The tranquil location affords panoramic views of sprawling fields to both the front and rear aspects.



Garvestone

A CHARMING VILLAGE, PERFECTLY LOCATED

Garvestone is conveniently situated between the market towns of Dereham and Wymondham and within thirty minutes of the cathedral city of Norwich. Dereham boasts a number of good schools together with sports and leisure facilities. There is a comprehensive selection of shops, including supermarkets, pubs and restaurants and a cinema.

Garvestone itself has a village primary school and is within easy reach of a number of first class golf clubs one of which being Barnham Broom. It is ideally located for both the north Norfolk coast and the city of Norwich with its international airport and mainline rail link.

Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Peterborough, Cambridge and London, Kings Cross. Wicklewood Primary School is approximately 1 mile away from Wymondham and has is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are minutes away. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

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



“...a lifestyle of peace and sophistication amidst scenic surroundings”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2328-9988-6262-5624-3984

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: ///amounting.fake.freshen

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SOWERBYS

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for the homeless

 mind
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 Cancer
Charity
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