



THE STORY OF

The Birches

Garvestone, Norfolk

SOWERBYS



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The Birches

Garvestone, Norfolk
NR9 4QX

Spacious Family Home

Four/Five Bedrooms

Stunning Rural Views

Modern Open-Plan Kitchen

Luxurious En-Suite Bathrooms

Energy Efficient Features

Triple-Aspect Sitting Room

Private Rear Garden

Flexible Living Spaces

High-Quality Finishes

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Constructed in 2021, this exceptional Executive home boasts four to five bedrooms and has been meticulously designed to the highest standards. Set within a spacious plot, it seamlessly combines open-plan living, elegant finishes, and stunning views, creating an ideal family residence that prioritises comfort and style.

At the heart of the home is a generous 31-foot kitchen and breakfast room that effortlessly blends style with practicality. Marble worktops, premium integrated appliances, and a striking central island make this space both functional and inviting. Large windows flood the room with natural light, framing picturesque views of farmland. More than just a kitchen, it is a place for gathering, entertaining, and creating lasting memories.



Adjacent to the kitchen is a sophisticated yet cosy sitting room, featuring a triple-aspect design that fills the room with light throughout the day. A multi-fuel stove adds warmth and character, making it perfect for relaxation or social gatherings. The home's layout offers versatility, with a ground-floor study that can double as a fifth bedroom, complemented by a stylish shower room for added convenience.

Upstairs, the sense of space and comfort continues. The principal suite is a sanctuary with an en-suite bathroom and captivating countryside views. Another en-suite bedroom, along with two generously proportioned bedrooms, provides ample space for family and guests. A beautifully designed family bathroom completes the upper level, offering both indulgence and practicality.



...effortlessly blends
style with practicality.





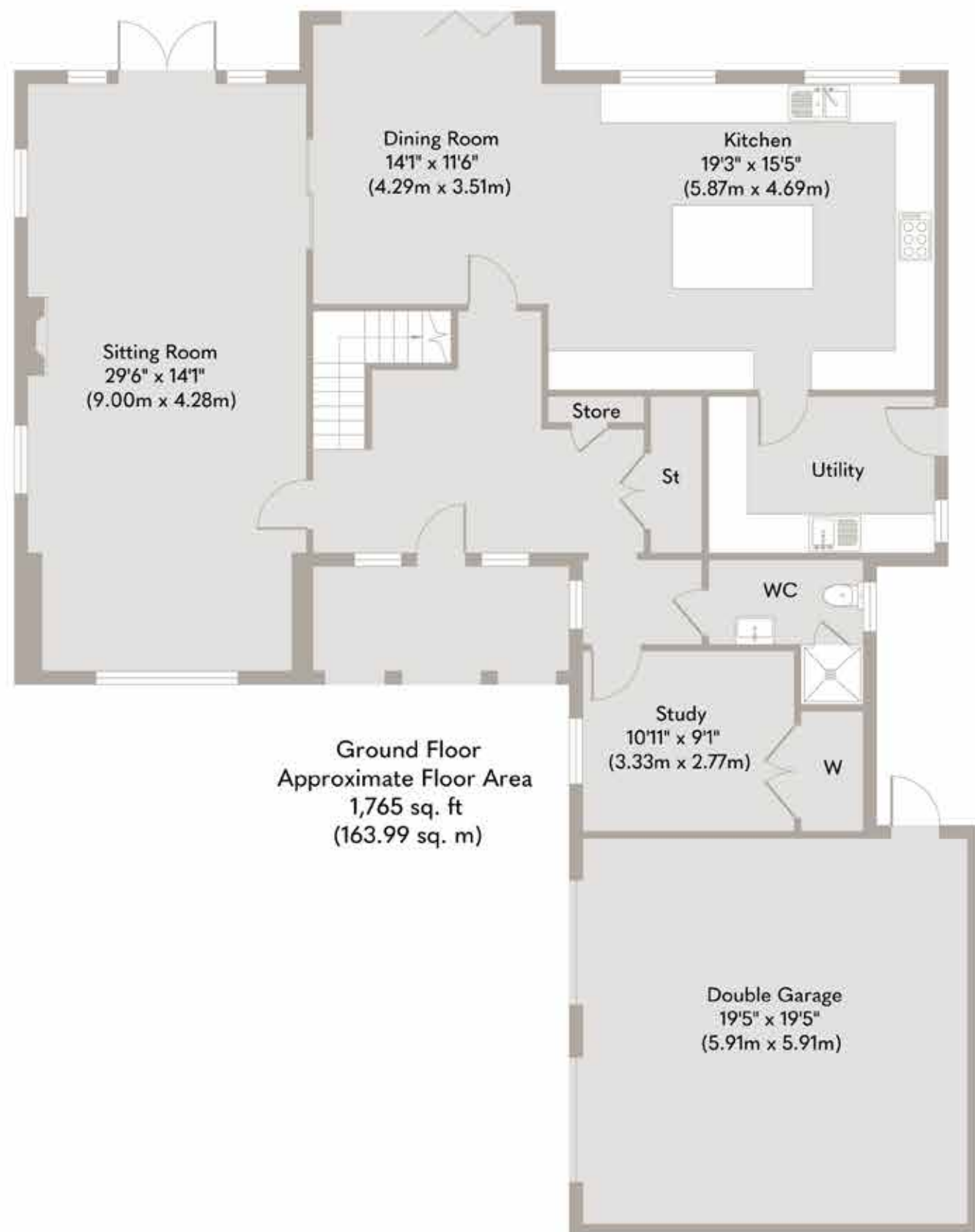
Beyond the interior, the property embraces outdoor living. The private rear garden, with its uninterrupted views across open fields, offers a peaceful retreat. These outdoor spaces are perfect for al fresco dining, relaxation, or simply enjoying the natural beauty that surrounds the home.

Crafted with meticulous attention to detail, this residence offers an unparalleled living experience. It seamlessly blends timeless sophistication with modern functionality in a setting that feels both exclusive and tranquil.

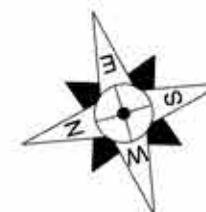


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Garvestone

LOCATED IN THE
MIDDLE OF NORFOLK

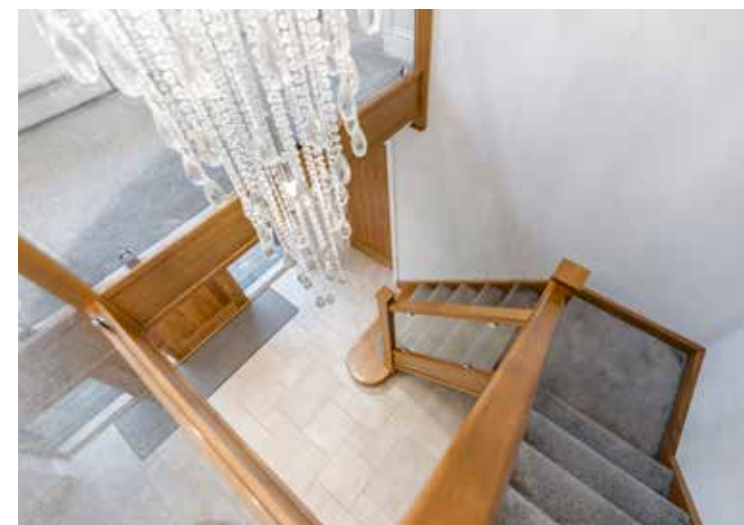
Garvestone is a charming village nestled between the market towns of Dereham and Wymondham, just thirty minutes from Norwich. The village has a primary school and is within easy reach of top golf courses, including Barnham Broom.

Dereham offers a range of amenities, including supermarkets, independent shops, sports and leisure facilities, and a cinema. Wymondham, known for its historic abbey, provides direct train links to Norwich, Cambridge, and London, along with excellent schools such as Wymondham College and Wymondham High.

With easy access to Norwich's international airport and rail links, as well as the beautiful North Norfolk coast, Garvestone is perfectly positioned for both country living and city convenience.



Note from Sowerbys



“This exceptional property has been meticulously designed to the highest standards.”



SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump. Drainage via sewage treatment plant.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:0 9539-5035-1000-0912-6296

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: ///apparatus.feed.insert

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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