



THE STORY OF

# 2 The Meadows

*Garvestone, Norfolk*

SOWERBYS





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Garvestone, Norfolk  
NR9 4RL

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0.25 Acre Plot (STMS), Backing onto Fields

Development of Just Four  
Bungalows, Built 2020/2021

Air Source Heat Pump and Underfloor Heating

Modern Fitted Kitchen with NEFF Appliances

Wood Burning Stove and Feature Fireplace

En-Suite Principal Bedroom

Main Bathroom and Utility Room

Single Garage and Timber Framed Workshop

Quiet Village Location

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Set within a select development of just four bungalows, 2 The Meadows offers a rare blend of contemporary design, energy efficiency, and idyllic countryside living.

Built in 2020/2021, this beautifully presented home spans approximately 1,420 Sq.Ft and is positioned on a generous plot of around 0.25 acres (STMS), backing onto open fields for uninterrupted rural views and a true sense of privacy.

Immaculately maintained and thoughtfully arranged, the property features high-end finishes throughout. Underfloor heating powered by an air source heat pump ensures comfortable, energy-efficient living all year round, while a wood-burning stove in the sitting room adds character and warmth, perfect for cosy evenings or relaxed entertaining.

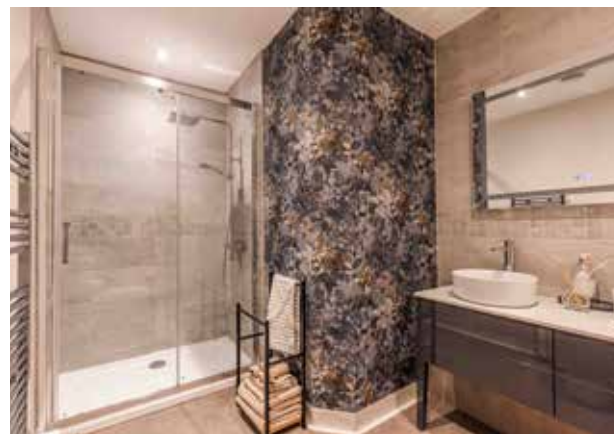
At the heart of the home is the stunning open-plan kitchen/dining room. Fitted with quality NEFF appliances and designed for both style and function, the space is flooded with natural light thanks to expansive windows that frame views of the garden and beyond, creating an inviting and sociable atmosphere for everyday living.

The principal bedroom enjoys the benefit of a sleek en-suite, complemented by a well-appointed main bathroom and a separate utility room, providing both comfort and practicality for family life or visiting guests.

Outside, the gardens overlook the open countryside and offer spacious patio area for dining and entertaining. A single garage and ample off-road parking complete the picture of easy, modern living.

The Meadows is a home that delivers on every level - contemporary comfort in a quiet, exclusive corner of the village of Garvestone, with nature quite literally on your doorstep.









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



“Outside, the gardens overlook the open countryside [...] with nature quite literally on your doorstep.”



### SERVICES CONNECTED

Mains electricity and water. Drainage to domestic treatment plant. Heating via Air Source Heat Pump.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

B. Ref: 0473-5010-6302-9240-5274

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: ///rank.banter.should

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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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