



Ivy Lodge

DUMPLING GREEN

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Ivy Lodge

Dumpling Green, Dereham,
Norfolk, NR19 1HP

Non-Estate, Detached New Home

Blissfully Quiet Location

Four Double Bedrooms

Open-Plan Living, Overlooking the Garden

Separate Snug/Study

Beautifully Finished Throughout

Two En-Suites and a Further Bathroom

Ready For Occupation

Countryside Views

10 Year Build-Zone New Home Warranty

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Ivy Lodge has been recently completed by the developer and is ready for occupation. This attractive home is tucked away on the edge of town, in a location so private that the new owners will be able to cherish gatherings on the terrace with only the sound of birds singing in the trees.

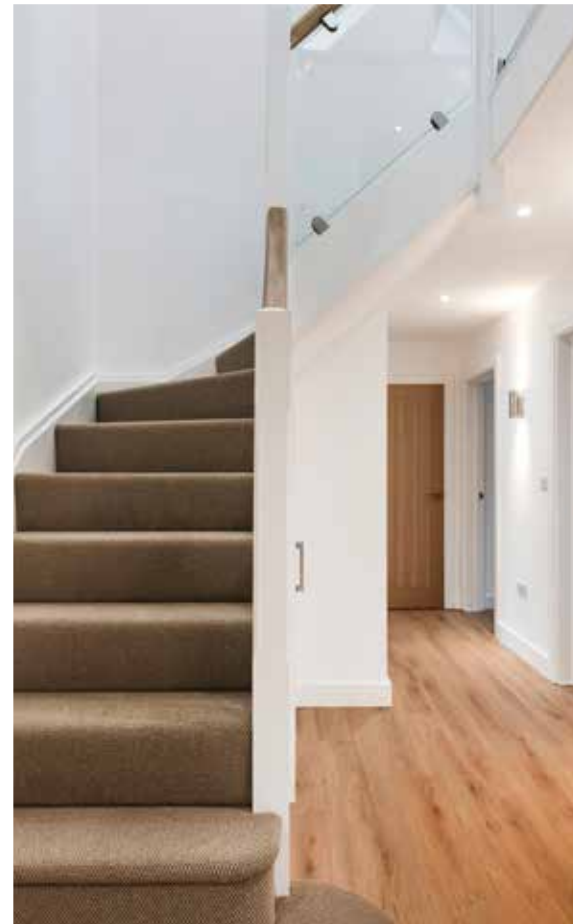
Enjoy the garden through the expanse of perfectly placed bi-folding doors in the open-plan kitchen, dining and sitting room. The useful utility room is an ideal spot to clean up after a day of gardening or exploring the local countryside. There is also a separate reception room, which could be used as a snug, study or play room.



All four bedrooms are comfortably doubles, of which three benefit from fitted wardrobes. Two bedrooms enjoy immaculately presented en-suites, with the remainder served by a family bathroom.

The turfed rear garden is perfect for social gatherings and enjoying the outdoors through the warmer months, plus a garden shed in the far corner has been provided. Although there is currently no garage, there is plenty of room should a buyer decide this was essential (STPP), and the driveway is designed for up to three vehicles.

Ivy Lodge is a beautiful, cleverly designed and engaging property, which should be viewed to be appreciated.





GROUND FLOOR	FIRST FLOOR
Kitchen/Dining Room/Sitting Room 36'2" x 20'7" (11.02m x 6.27m)	Bedroom One 17'4" x 15'10" (5.28m x 4.83m)
Bedroom Four 12'11" x 12'7" (3.94m x 3.84m)	Bedroom Two 13'5" x 13'4" (4.09m x 4.06m)
Study 11'9" x 8'11" (3.58m x 2.72m)	Bedroom Three 16'4" x 10'6" (4.98m x 3.20m)
Total Approximate Floor Area 2,264 Sq. Ft. / 210.32 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 2025 | www.houseviz.com

Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from Sowerbys



Dereham Town Centre

“Ivy Lodge is tucked away in a private location on the edge of town, whilst remaining within walking distance of local amenities.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

WARRANTY

10 Year Build-Zone New Home Warranty

ENERGY EFFICIENCY RATING

B. Ref:- 0320-3964-9420-2005-5551

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: ///employers.severe.legend

AGENT'S NOTE

Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

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.

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