



THE STORY OF

# Brambles

*Lyng, Norfolk*

SOWERBYS





THE STORY OF

# Brambles

1a The Common, Lyng, Norfolk  
NR9 5RP

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A Beautifully Presented Contemporary Home

Set Within Generous Mature Gardens

A Light-Filled Principal Bedroom  
Complete with En-Suite Shower Room

Converted Garage

Sleek Modern Kitchen Ideal for  
Hosting and Everyday Living

Open-Plan Interiors Flow  
Seamlessly into the Garden

Peaceful Village Setting with a  
Strong Sense of Community

Just a Short Walk from Riverside Walks,  
Open Countryside and Local Amenities

Private Driveway Provides Convenient Parking

A Home that Balances Modern  
Comfort with a Rural Lifestyle

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**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com





Tucked away in the charming and well-connected village of Lyng, this contemporary three-bedroom semi-detached home offers the ideal setting for family life, flexible working, and relaxed countryside living. From the moment you arrive, the home's smart kerb appeal and peaceful position set the tone for what's inside.

The heart of the home is a bright and sociable open-plan living space, perfect for modern living. The sleek, well-appointed kitchen flows into the dining and sitting areas, making it ideal for both everyday life and entertaining. Large windows and patio doors bring in natural light and offer direct access to the generous rear garden, a haven for children to play, pets to roam, or evenings around the barbecue with friends and family.

Offering three bathrooms across two floors, this home ensures comfort for both family and guests. A ground floor shower room adds practical appeal, complemented by an en-suite to the principal bedroom and a stylish family bathroom upstairs serving the remaining two bedrooms.

One of the standout features is the converted garage, now a stylish and practical home office or creative studio, perfect for those who work from home, run a small business, or need a dedicated hobby space.

Outside, the large, mature garden is a true highlight. With lawned areas, established planting, and space to extend or add features (subject to planning), it offers the perfect setting for a laid-back lifestyle close to nature.

Set within easy reach of local village amenities, well-regarded schools, and just a short drive from both Norwich and Dereham, this home offers a rare balance of countryside charm and urban convenience.



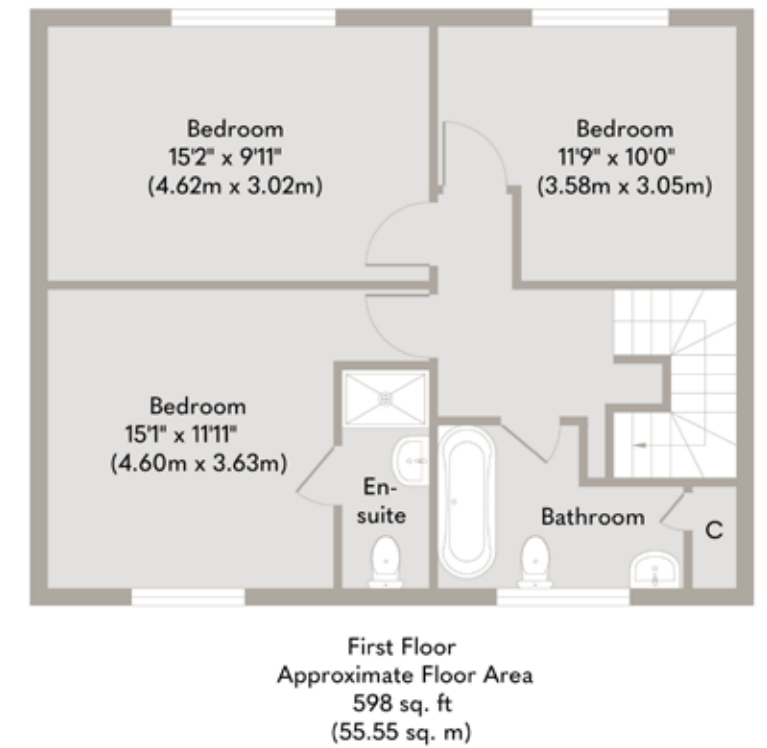
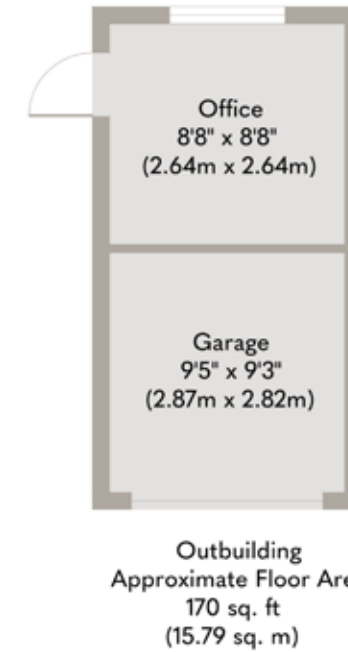
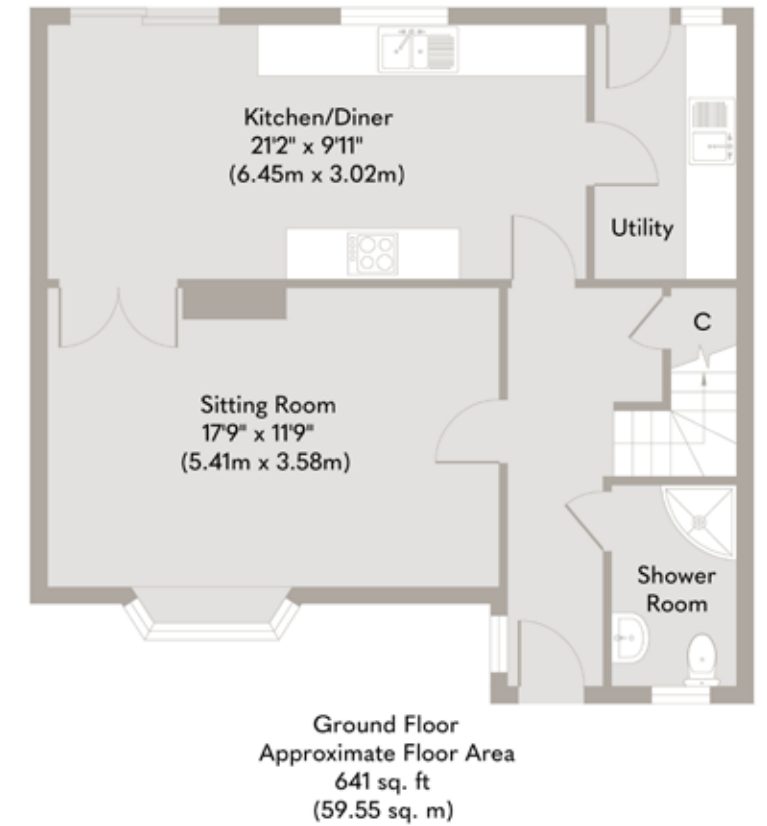




A peaceful home with a  
stylish twist and smart  
kerb appeal.







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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# Lyng

THRIVING VILLAGE WITH  
STRONG COMMUNITY SPIRIT

Lyng is an attractive and accommodating village, especially for young families, with many activities throughout the year. The village has its own public house, The Fox, which holds a popular pop up street food event every Monday for 6 months of the year, a local convenience shop, fresh fish vans, a mobile post office twice weekly, a mobile library, garage and primary school. In addition, there is a busy village hall, a football pitch, a floodlit multi sports area and playground as well as a tennis club with 2 all weather courts. For the nature lovers there are excellent walks as well as the river which is wonderful for wild swimming and paddle boarding; there is also a bird watching group.

The village is situated 7 miles from the market town of Dereham and 4 miles from Reepham and it is within the catchment area for the popular Reepham High School.

The Cathedral City of Norwich is 12 miles away which is dominated by its magnificent Norman cathedral, boasting the largest cloisters in England, the second tallest spire in the country and an amazing 1,200 carved stone roof bosses - one of the greatest art treasures of medieval Europe.

Norwich is proud of its past and present status. Its ancient buildings and city wall remains make it the most complete medieval city in Britain. In medieval times Norwich was one of the greatest cities in England, and today, as East Anglia's capital city, it still is - offering a rare blend of historic interest and modern sophistication. The city offers direct rail links to London and international travel via Schiphol airport in Amsterdam.



## Note from Sowerbys



“Modern village living with room to grow and space to breathe.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating. The property also benefits from solar panels.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///delved.weaned.studs

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

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

