



THE STORY OF

Long Acre

Etling Green, Norfolk

SOWERBYS



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Long Acre

Etling Green, Norfolk
NR20 3EY

Offered Chain Free

Just Under 1/2 Acre Plot (STMS)

Wealth of Potential to Improve
and Extend (STPP)

Three Bedrooms

Private Location

Easy Access to A47

Large Dual Aspect Sitting Room

Garage and Vast Amount of Off Road Parking

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Set in a wonderfully private position in the desirable hamlet of Etling Green, Long Acre is a home that offers space, seclusion and endless possibilities. Sitting on just under half an acre (stms), the property combines established gardens and generous accommodation with the rare opportunity to extend and remodel (stpp), creating an exciting prospect for those wishing to craft their ideal family home.

Approached via a sweeping driveway, the property enjoys a sense of arrival, with a large expanse of parking alongside a garage – perfect for those with multiple vehicles or who need space for hobbies and storage. The wide plot is framed by mature boundaries, ensuring privacy and a peaceful outlook, while still being within easy reach of the A47 for quick connections further afield.

The position of Long Acre is particularly special, with the front of the property enjoying an unimpeded view across Etling Green's registered common. This unique expanse of open land is protected from development, meaning the outlook will remain unchanged - a rare privilege and a feature that money can't usually buy.

Inside, the home centres around a large dual-aspect sitting room, a bright and welcoming space ideal for both everyday living and entertaining. The kitchen, bedrooms and bathrooms are well-proportioned, offering comfortable accommodation with scope to modernise and personalise. With three bedrooms, the property is equally well-suited to couples, young families, or those seeking a manageable single-storey home with the flexibility to expand.

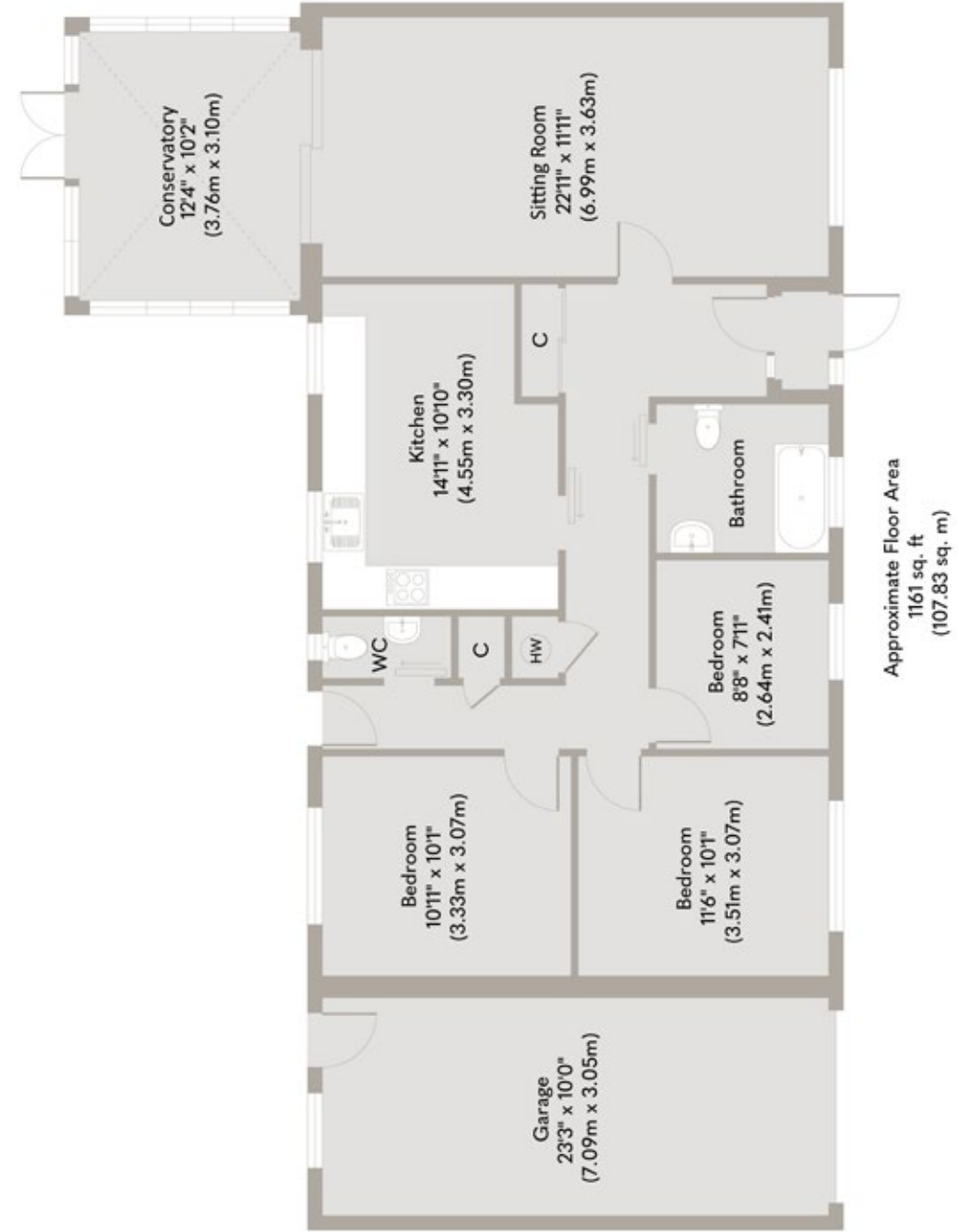
The true highlight of Long Acre lies in its setting: a sizeable garden plot that invites outdoor living. Whether creating a landscaped haven, space for children to play, or adding further accommodation, the possibilities are as wide as the grounds themselves.





The property is spacious, peaceful and rural. The area has remained pleasantly unchanged for many years.





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.

Etling Green

LOCATED IN THE
MIDDLE OF NORFOLK

Located close to Dereham in the picturesque Brecklands, you'll find Etling Green.

The hamlet exudes a sense of tranquillity and community spirit, reminiscent of Norfolk's pastoral heritage. Local lore speaks of its quiet lanes and historic sites, providing a glimpse into rural life dating back centuries.

Today, Etling Green retains its timeless appeal while offering modern conveniences within easy reach of Dereham. Residents enjoy a peaceful lifestyle complemented by the hamlet's proximity to Dereham's vibrant market town atmosphere. The twice-weekly markets in Dereham, offer a bustling array of local produce and goods, perfect for an afternoon outing.

Notable landmarks near Etling Green include the Grade II listed Dereham Windmill and Bishop Bonner's Cottage, showcasing the area's architectural legacy. Nearby attractions such as Gressenhall Farm and Workhouse and Castle Acre Castle and Priory provide opportunities for heritage exploration, enriching the village's cultural tapestry.

With good local schools, leisure facilities, and scenic golf courses nearby, Etling Green offers an ideal blend of tranquil countryside living with convenient access to Dereham's amenities. This Norfolk hamlet, nestled within easy reach of Norwich and the coastal delights of Wells-next-the-Sea, invites discovery as a quintessential Norfolk gem.



Note from the Vendor



“Set in a beautiful location, the home benefits from excellent community spirit and convenient access to local amenities.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2538-3054-9208-3385-0200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-postcode> and enter in the postcode. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///replying.masks.spud

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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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