

THE STORY OF

18 Larch Grove

North Elmham, Norfolk

SOWERBYS



THE STORY OF

18 Larch Grove

North Elmham, Norfolk
NR20 5JW

Impressive Detached Home in
Popular Village Location

Triple Garage with Office/Studio Above
Open-Plan Kitchen/Dining/Living Space

Close to Village Amenities

Four Double Bedrooms with Dressing
Room to Principal Bedroom

Two En-Suites, Family Bathroom and WC

Private 1/3 Acre Plot (STMS)

Built in 2020 by Local, Reputable Developers

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Occupying a private plot of approximately one-third of an acre (STMS), 18 Larch Grove is an impressive detached home built in 2020 by a respected local developer. Combining contemporary design and generous proportions, this substantial residence offers over 3,000 sq. ft. of versatile accommodation, complemented by an exceptional triple garage complex with office accommodation above.

Designed with modern family living in mind, the property centres around a sociable open-plan kitchen, dining and living space of over 36 feet in length, creating a highly adaptable environment for everyday life, entertaining and family gatherings. The balance of open-plan living and separate reception space ensures the home caters equally well to those seeking flexible working arrangements, growing families or multi-generational living.

The first floor provides four well-proportioned double bedrooms, including an impressive principal suite with dedicated dressing room and en-suite bathroom. A second bedroom also benefits from en-suite facilities, while the remaining bedrooms are served by a contemporary family bathroom.

A key feature of the property is the substantial detached triple garage, which offers storage and parking facilities alongside a versatile office or studio space above. Complete with its own shower room, this area presents a wealth of possibilities; home office, creative workspace, fitness studio, consulting room or additional ancillary accommodation, subject to any necessary consents.





...practical and comfortable accommodation for family members and guests alike.





Externally, the property enjoys a private and established setting within one of North Elmham's most sought-after residential developments. The generous plot provides ample space for outdoor entertaining, family recreation and gardening, while maintaining a high degree of privacy. The inclusion of a garden room/summerhouse further enhances the lifestyle appeal, offering additional space to relax, work or entertain throughout the year.

North Elmham remains one of Mid Norfolk's most desirable villages, offering an excellent range of everyday amenities including shops, public houses, cafés, a primary school, medical facilities and recreational opportunities. The village enjoys a strong community atmosphere while providing convenient access to Dereham, Fakenham, Norwich and the wider Norfolk countryside and coastline.

Offering contemporary comfort, extensive garaging and flexible ancillary accommodation, 18 Larch Grove represents a rare opportunity to acquire a substantial modern home in an established and highly convenient village setting. It is a property ideally suited to families, professionals working from home and purchasers seeking space, quality and versatility in equal measure.



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

North Elmham

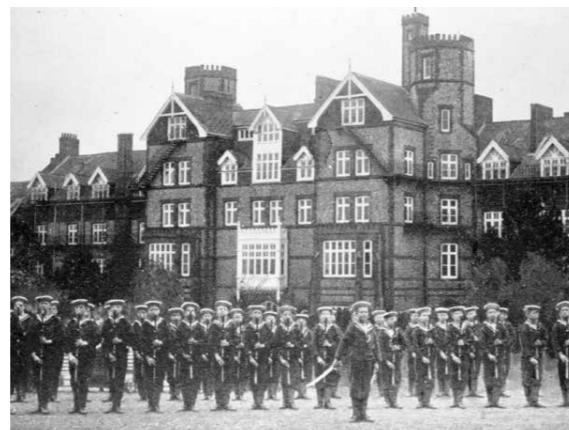
A HISTORIC VILLAGE WITH MODERN CONVENIENCE

North Elmham is a delightful and historically rich village in central Norfolk, offering a perfect mix of rural charm, community spirit, and convenient access to nearby towns and cities. Steeped in history, the village was once the site of the Anglo-Saxon cathedral for East Anglia, and today, the fascinating ruins of North Elmham Chapel, managed by English Heritage, stand as a reminder of its past.

The village enjoys a thriving community with excellent local amenities, including a well-stocked village shop, a post office, a doctor's surgery, and a highly regarded primary school. The popular King's Head pub offers a welcoming atmosphere with hearty meals, while a local tearoom provides a cosy spot for coffee and cake. For those who enjoy the outdoors, North Elmham is surrounded by beautiful countryside, with scenic walking trails along the River Wensum and access to the renowned Norfolk countryside.

Despite its peaceful setting, North Elmham is well-connected, with the nearby market town of Dereham just a 10-minute drive away, offering a wider range of shops, supermarkets, and leisure facilities. Fakenham, known for its racecourse and bustling markets, is also within easy reach. For those commuting or seeking cultural attractions, the historic city of Norwich is around 40 minutes away, providing excellent shopping, dining, and transport links, including direct trains to London.

With its rich history, welcoming community, and idyllic surroundings, North Elmham offers a wonderful balance of village life with convenient access to the wider region, making it a highly desirable place to call home.



Note from Sowerbys



“...the garden room offers additional space to relax, work or entertain throughout the year.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0269-3897-7173-2820-1371

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: /// slider.chariots.grand

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

