



THE STORY OF

107 Eastgate Street

North Elmham, Norfolk

SOWERBYS



THE STORY OF

107 Eastgate Street

North Elmham, Dereham, Norfolk
NR20 5HF

Guide Price £325,000 - £350,000

Three Double Bedrooms

Spacious Dual Aspect Lounge

Popular Village Location

Offers Scope for Updating Throughout

Generous Size Plot and Rear Garden

Backing onto Open Fields

Close to Village Amenities

Offered with No Onward Chain

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Set within the heart of the ever-popular village of North Elmham, this detached three-bedroom home represents a rare opportunity to acquire a spacious property in a wonderfully peaceful rural setting. Enjoying a substantial plot and backing directly onto open fields, the home offers a superb sense of space, privacy, and unspoilt countryside views.

Offered to the market with no onward chain, the property provides a straightforward route to ownership—ideal for those looking to move swiftly. Inside, the accommodation includes three well-proportioned double bedrooms, perfectly suited to family living, flexible working, or visiting guests. The dual-aspect sitting room is particularly generous, bathed in natural light and offering a comfortable, versatile space for both relaxing and entertaining.

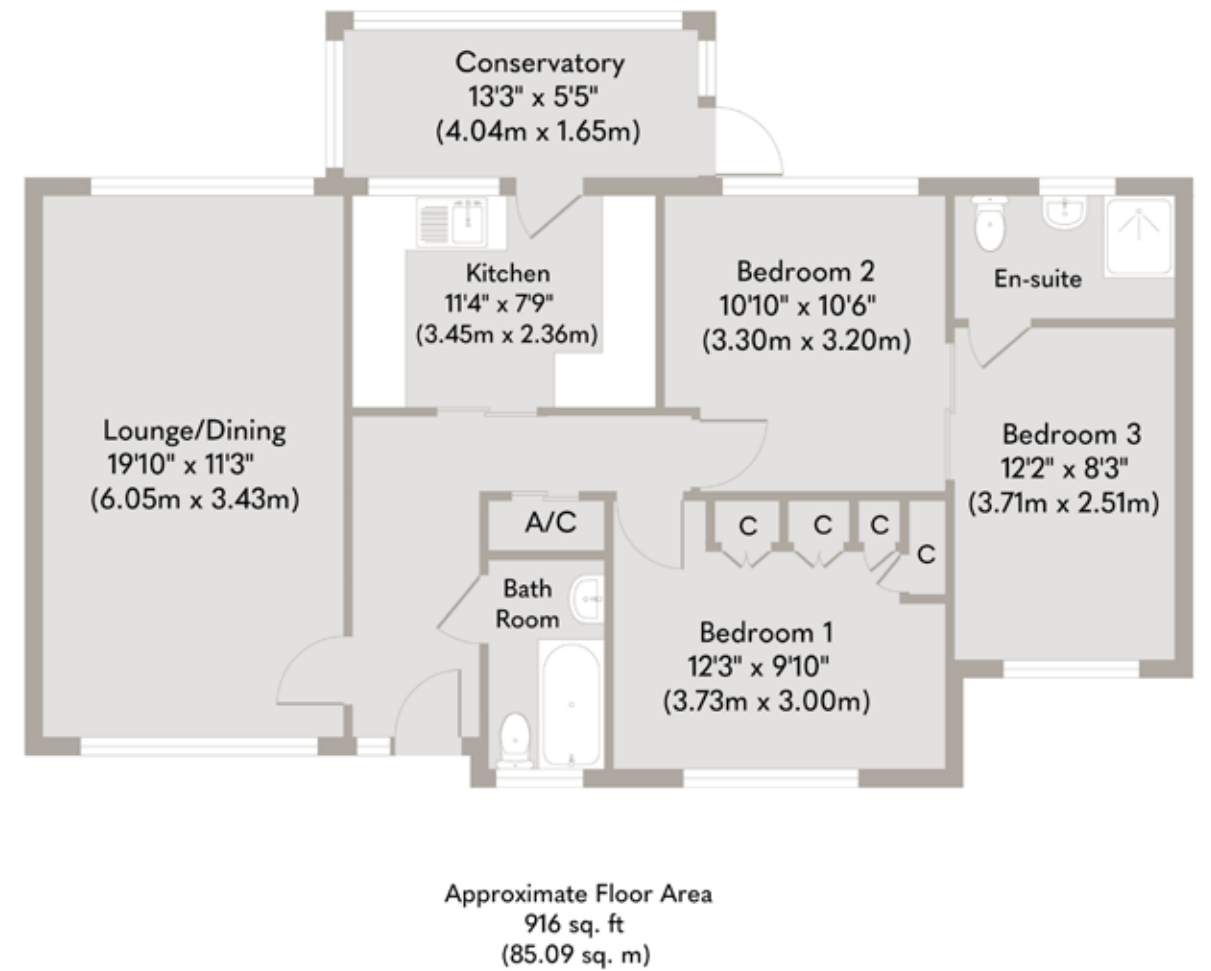
While the home is perfectly functional, there is clear scope for updating throughout, presenting an exciting opportunity for buyers wishing to modernise and make it their own.

Externally, the sizeable rear garden provides a wealth of potential—whether for future extension (subject to planning), creative landscaping, or simply enjoying the open space. The rear outlook across neighbouring fields enhances the sense of seclusion, while still being connected to the village and its friendly community.

North Elmham itself is a highly regarded village, offering a range of local amenities including a shop, pub, school, and transport links. The market town of Dereham is just a short drive away, providing access to a wider array of services.

This is a home that combines generous space, rural charm, and future potential—all in a truly sought-after village setting.





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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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



“Backed by open fields and filled with natural light, it's a setting that feels both private and connected.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0788-0951-7229-6818-3924

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: ///fearfully.download.youthful

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SOWERBYS

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Journey*

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for the homeless

 **mind**
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