



THE STORY OF

Orchid House

Stibbard, Norfolk

SOWERBYS



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Orchid House

Wood Norton Road, Stibbard,
Norfolk, NR21 0EX

Beautifully Renovated Four-
Bedroom Detached House

Detached Double Garage with Driveways

Principal Bedroom with Newly Fitted En-Suite

Private Rear Garden with Lawn
and Gravelled Seating Areas

Large Entrance Hall with Separate Snug/Study

Ground Floor WC

Convenient Village Location with Easy
Access to Norwich and the Coast

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Orchid House is a beautifully presented four-bedroom detached home. With its attractive brick and flint frontage, generous driveway, detached double garage and completely private rear garden, this is a particularly appealing home for those looking for space, convenience and a peaceful village setting.

The property has been extensively renovated by the current owners. This included a beautiful new kitchen, new flooring and carpets throughout, a new en-suite shower room and family bathroom, together with redecoration throughout, creating a home that is ready to move straight into.

The ground floor has a wonderfully spacious feel, beginning with a large, open entrance hall that provides an impressive first glimpse of the accommodation. There is also a useful snug/study, ideal as a home office or fifth bedroom, while the front-to-back sitting room is a particularly inviting space, with plenty of natural light and a wood-burning stove creating a cosy focal point. The ground floor is completed by a convenient WC.

At the heart of the house is the newly fitted kitchen/dining room. Designed as a sociable space, the kitchen flows naturally into the dining area, whilst French doors open directly onto the rear garden, making it easy to extend the living space outside during the warmer months. A separate utility room adds further practicality.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own newly fitted en-suite, together with a beautifully appointed family bathroom serving the remaining bedrooms. The accommodation provides excellent flexibility for family living, guests or a dedicated home-working space.

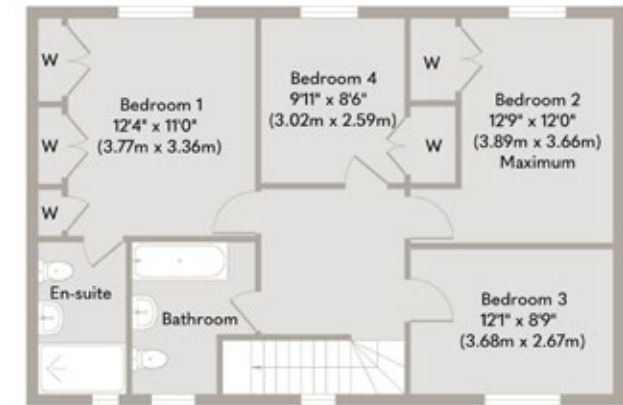
Outside, the rear garden is completely private and well enclosed, combining areas of lawn with gravelled seating spaces, creating an easy-care garden with plenty of room for outdoor dining, entertaining and relaxing. To the front, there is ample driveway parking in addition to the detached double garage.



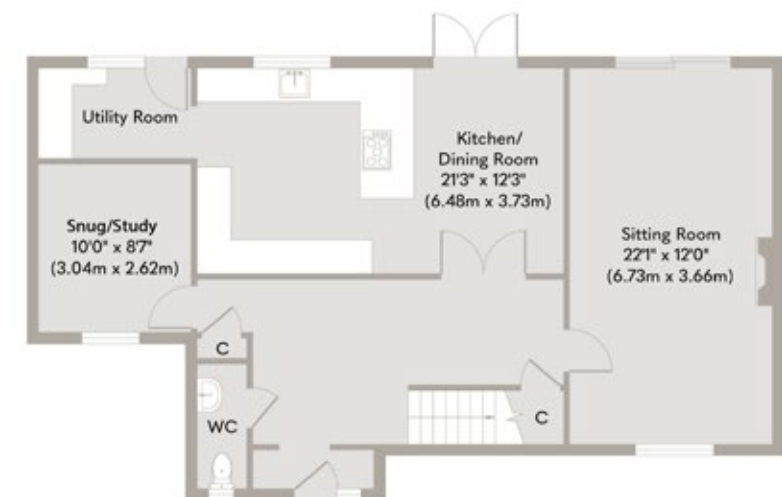




Garage



First Floor
Approximate Floor Area
728 sq. ft
(67.62 sq. m)



Ground Floor
Approximate Floor Area
895 sq. ft
(83.16 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.

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Stibbard

A LOVELY VILLAGE WITH EASY ACCESS TO USEFUL AMENITIES

Stibbard is a peaceful rural village in the heart of Norfolk, surrounded by open countryside and within easy reach of the North Norfolk coast. The village has a strong community feel, with a primary school, church and village hall, which hosts a variety of local events throughout the year. The village pub is also within around a 20-minute walk of the property, providing a welcoming local option for a drink or meal.

The surrounding countryside is one of Stibbard's particular attractions, with walks leading directly from the front door. The River Wensum, one of Norfolk's most important chalk rivers, runs through the surrounding countryside, adding to the area's appeal for walking, wildlife and nature.

The North Norfolk coast is within easy reach, with beautiful beaches, nature reserves, coastal villages and much-loved seaside towns. There are plenty of opportunities for walking, cycling, birdwatching and exploring the coastline, with places such as Wells-next-the-Sea, Holkham and Blakeney all readily accessible by car.

The nearby market town of Fakenham provides a useful range of everyday amenities, including independent shops, cafés, pubs and restaurants, as well as a four-screen cinema and the Gallows Sports Centre. The town is also home to Fakenham Racecourse and is close to Pensthorpe Natural Park, a popular destination for wildlife and nature enthusiasts.

Further afield, attractions include Holkham Hall, Sandringham and the Thursford Collection, famous for its steam engines, fairground rides and annual Christmas Spectacular. Rail services are available from King's Lynn, approximately 20 miles away, and Norwich, around 25 miles away. Norwich also provides an international airport with connections to a range of destinations.



Note from Sowerbys



“A home ready to move straight into, with beautifully renovated interiors and spaces designed for relaxed living.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 7006-3014-8207-0142-9200.

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: ///against.envoy.visions

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SOWERBYS

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