



THE STORY OF
10 Northfields Lane
Westfield, Norfolk

SOWERBYS



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10 Northfields Lane

Westfield, Dereham, Norfolk
NR19 1FT

Modern Family Home in a
Popular Residential Area

Quiet and Established Setting Offering
Privacy and Community

Well-Proportioned and Versatile Accommodation
Designed for Contemporary Living

Bright and Welcoming Reception Spaces

Underfloor Heating Throughout the Ground Floor

Air Conditioning in Main Bedroom
and Reception Rooms

Practical Layout Suited to Busy Modern
Lifestyles and Everyday Convenience

Private Rear Garden Ideal for Outdoor Dining,
Children's Play or Low-Maintenance Enjoyment

Off-Road Parking and Practical Frontage
Enhancing Day-to-Day Ease

Convenient Location Close to Schools, Shops,
Amenities and Commuter Routes to Norwich

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Set within a sought-after residential setting, this impressive home offers a superb blend of modern family living, generous space and everyday convenience - perfectly suited to those seeking a well-connected yet comfortable lifestyle in the heart of Norfolk.

Positioned within a quiet and established development, the property enjoys a pleasant sense of privacy while remaining just moments from local amenities, schools and transport links. An ideal location for family life, it combines the ease of town living with access to countryside walks and green spaces.

Inside, the home offers well-proportioned and versatile accommodation designed with modern living in mind. The layout flows naturally, creating bright and functional spaces that work equally well for busy family routines and relaxed evenings at home. The principal reception areas provide a welcoming environment, while the overall design supports both entertaining and day-to-day practicality. The kitchen and dining spaces form the heart of the home, offering a sociable setting for family meals and gatherings, with views and access to the garden enhancing the sense of connection between inside and out.

Upstairs, the bedrooms are well-sized and thoughtfully arranged, providing comfortable retreats for the whole family, alongside well-appointed bathroom facilities.





Garage

Outbuilding
Approximate Floor Area
131 sq. ft
(12.19 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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Outside, the property continues to impress with a private rear garden designed for low-maintenance enjoyment, ideal for outdoor dining, children's play or simply relaxing in a peaceful setting. The frontage and parking arrangements further enhance the practicality of the home.

Northfields Lane is a popular residential area within Dereham, offering excellent access to local schools, supermarkets, leisure facilities and commuter routes towards Norwich and beyond. It is a location that works particularly well for families and professionals alike.

This is a fantastic opportunity to acquire a modern and well-located home that delivers both lifestyle and convenience in equal measure - a property perfectly suited to contemporary Norfolk living.



Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from Sowerbys



“The layout flows naturally, creating bright and functional spaces that work well for busy family routines...”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8370-7934-6440-0927-4202

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: /// appraised.initial.cabin

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

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