



THE STORY OF

3 Kingfisher Close

Guist, Norfolk

SOWERBYS



THE STORY OF

3 Kingfisher Close

Guist, Norfolk
NR20 5FD

Beautifully Presented Four Double
Bedroom Detached Bungalow

Set in a Plot of 0.35 Acres (STMS)

Built in 2022, with 6 Years Remaining
on the LABC Warranty

Large Double Garage with
Additional Room Above

Field Views to the West Facing Aspect

Large South-Facing Patio

Sociable Open Plan Kitchen /
Dining / Reception Room

Further Large Reception Room
with Vaulted Ceiling

Underfloor Heating Throughout

Efficient Air Source Heating

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





Occupying an enviable plot of approximately 0.35 acres (STMS) in the village of Guist, 3 Kingfisher Close is a beautifully appointed four double bedroom detached bungalow, combining contemporary design with idyllic Norfolk countryside. Approached via a gated entrance, the property offers a generous driveway with parking for up to five vehicles, together with a double garage featuring electric doors and provision for an EV charging point.

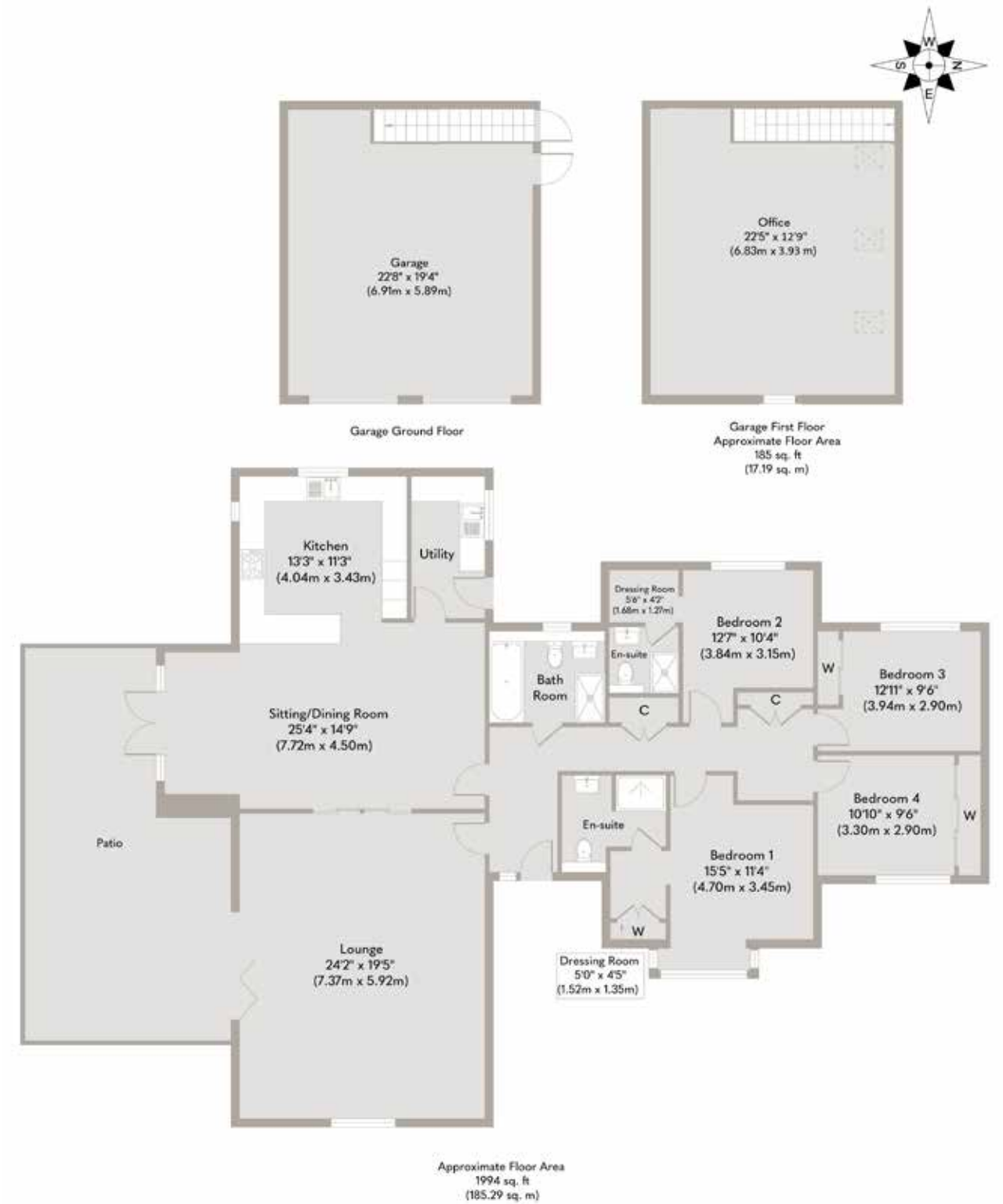
Inside, a welcoming entrance hall leads to an exceptional open-plan kitchen, dining and living space, designed for modern family life and entertaining. The stylish kitchen offers extensive work surfaces, integrated appliances and ample storage, while french doors open onto a south-facing terrace, seamlessly connecting indoor and outdoor living. The impressive principal lounge features a vaulted ceiling with exposed spruce trusses, creating a wonderful sense of space and light. Expansive bi-fold doors open onto a second south-facing terrace, making the most of the garden setting. The accommodation comprises four generous double bedrooms, including two en-suite bedrooms, together with a beautifully finished family bathroom.

Above the garage, a versatile first-floor room provides ideal space for a home office, gym, studio, cinema room or hobby room, offering flexibility to suit a variety of lifestyles.

Outside, the south-facing patio is perfect for al fresco dining and entertaining, while the west-facing gardens enjoy uninterrupted panoramic views across the surrounding Norfolk countryside. Further benefits include underfloor heating throughout, six years remaining on the LABC warranty, and a high-quality specification throughout.

Blending contemporary living with a peaceful rural setting, this exceptional home is perfectly placed for the North Norfolk coast and Norwich.





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 2026 | www.houseviz.com

Guist

IN NORFOLK
IS THE PLACE TO CALL HOME

Surrounded by countryside, Guist is a mid Norfolk village with much to offer.

At the heart of the village is the well-regarded Guist Clock Café and Shop, a much-loved community hub bringing together a traditional village shop, café and Post Office under one roof. Rooted in Norfolk's farming heritage, it proudly champions many of the county's finest local producers, offering a wonderful selection of locally sourced food and produce in a warm and welcoming setting. The village is also home to the historic St Andrew's Church, a village hall and a network of quiet country lanes and scenic footpaths, making it an ideal place to enjoy the surrounding countryside.

For a wider range of facilities, the neighbouring village of North Elmham, just three miles away, provides a useful selection of everyday amenities including a doctor's surgery, pharmacy, shops, cafés, sports facilities and the highly regarded North Elmham CEVA Primary School. The village is also home to a welcoming public house, The Kings Head, providing a traditional setting to enjoy a meal or drink locally. Secondary education is available in nearby Dereham, Fakenham and Reepham, with school transport serving the area.

Guist is well connected despite its idyllic rural setting, with bus services providing links to Dereham, Fakenham and Norwich. The surrounding area is rich in opportunities to enjoy the Norfolk countryside, with Pensthorpe Natural Park just four miles away, offering beautiful walks, wildlife experiences and a popular destination for all ages. The stunning North Norfolk coast, with destinations such as Wells-next-the-Sea and Holkham, is around 10 miles away, while the cathedral city of Norwich is approximately 18 miles to the south-east, providing an excellent choice of shopping, dining, entertainment, mainline rail services to London Liverpool Street and an international airport.



Note from the Vendor



“Our best home
- warm, peaceful,
beautifully
designed and
perfectly placed.”



SERVICES CONNECTED

Mains electricity, water and drainage. Efficient air source heating with underfloor heating throughout.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref - 2723-3020-5301-3062-5204

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: ///tides.tame.sofas

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

