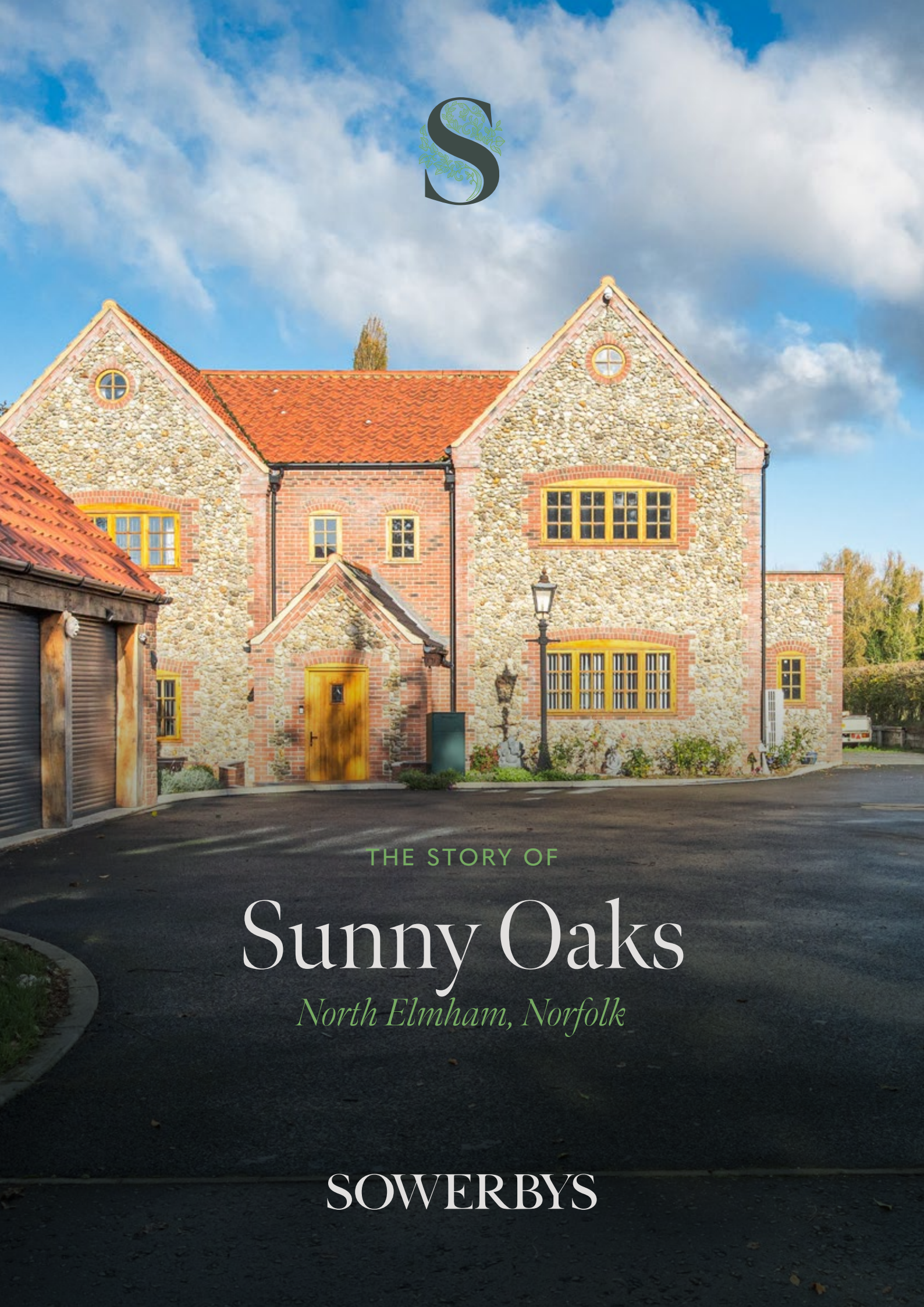


THE STORY OF

Sunny Oaks

North Elmham, Norfolk

SOWERBYS



THE STORY OF

Sunny Oaks

North Elmham, Norfolk
NR20 5HJ

Offered with No Onward Chain

Individually Built Home with Field Views and Woodland Backdrop

Triple Garage with Self Contained Annexe Studio Above

Multiple Reception Rooms

Four Spacious En-Suite Bedrooms

103 A+ Rated EPC and Solar Panels with 30kw Battery

Energy Efficient Underfloor Heating Throughout

Bespoke Fitted Kitchen with High End Integrated Appliances

Set on Over 1/3 Acre Plot (STMS) on the Edge of North Elmham

Close to Village Amenities and School

Conveniently Located for North Norfolk Coast, and the Market Towns of Dereham and Fakenham

SOWERBYS DEREHAM OFFICE
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dereham@sowerbys.com

Sunny Oaks is an individually designed and bespoke-built detached residence, occupying an attractive plot extending to over one third of an acre on the edge of the sought-after village of North Elmham. Combining generous and versatile accommodation with impressive energy efficiency, high-quality contemporary fittings and far-reaching views across open fields, this is a substantial family home offering a particularly appealing balance of rural surroundings, modern comfort and convenience.

Designed with both family life and entertaining in mind, the property provides an excellent degree of flexibility, with multiple reception areas, four generously proportioned en suite bedrooms and a separate self-contained annexe studio above the triple garage. Arranged over three floors, the accommodation offers scope for a variety of living arrangements, including multi-generational occupation, visiting guests or those requiring dedicated space to work from home.

A defining feature of Sunny Oaks is the quality of its construction and impressive environmental credentials. The property benefits from an outstanding A+ energy performance rating of 103, alongside solar panels and energy-efficient underfloor heating throughout, helping to create a comfortable internal environment while reducing energy consumption. These features are complemented by a bespoke fitted kitchen incorporating high-end integrated appliances and carefully considered contemporary finishes.

The principal living accommodation is well balanced, with separate sitting and dining rooms providing distinct spaces for relaxation and entertaining, alongside a gallery area which enhances the sense of space and connection between the reception areas. The kitchen is designed as a practical and sociable hub of the home, while a separate study provides a valuable facility for home working.



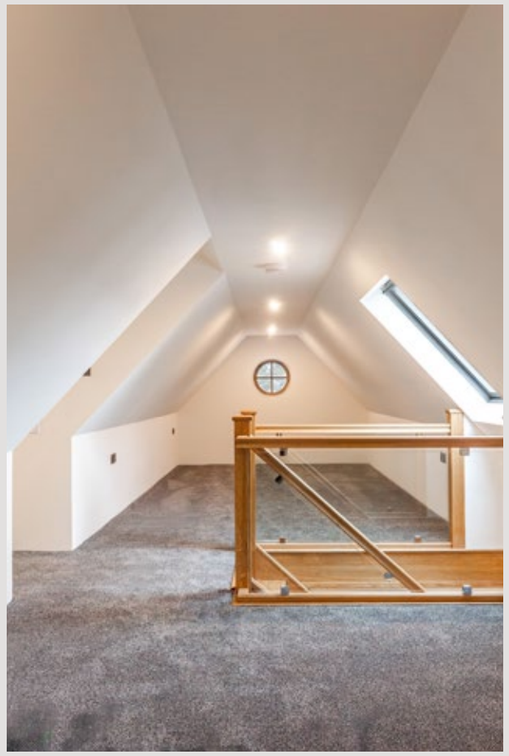


> Modern living, thoughtful design and impressive energy efficiency.











A home designed for family life, entertaining and everything in between.











All four main bedrooms benefit from their own en suite facilities, offering privacy and convenience for family members and guests alike.

A further attraction is the detached triple garage, above which sits a self-contained annexe studio. Incorporating kitchen/dining/bedroom accommodation and an en suite shower room, this provides an excellent degree of independence from the main residence. It could be particularly useful for extended family, independent guests or an older child seeking their own space, as well as potentially offering a dedicated home-working or creative studio, subject to any necessary consents for alternative uses.

Outside, Sunny Oaks enjoys a particularly attractive position with open field views and a woodland backdrop. The grounds provide space to enjoy outdoor living, entertain and relax, while offering a welcome sense of privacy and connection with the surrounding Norfolk countryside.

North Elmham is a popular and well-established Norfolk village, offering a range of local amenities and facilities, together with a village school. The property is conveniently positioned for access to the nearby market towns of Dereham and Fakenham, both providing a wider range of shopping, leisure and everyday services. The attractive North Norfolk coastline is also readily accessible, with its variety of coastal villages, beaches and countryside destinations.

With its individual design, excellent energy credentials, four en suite bedrooms and separate annexe, Sunny Oaks presents an appealing opportunity to acquire a substantial and adaptable home in a desirable Norfolk village location.

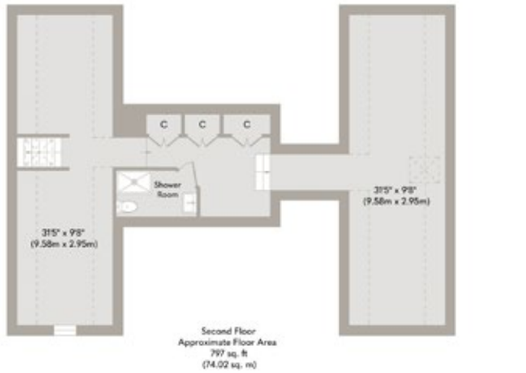








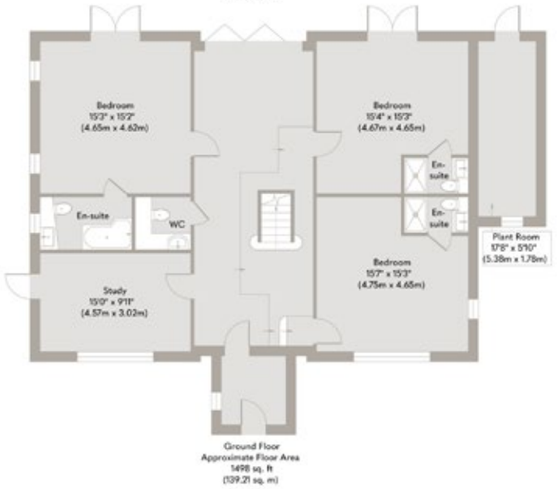




Second Floor
Approximate Floor Area
797 sq. ft
(74.02 sq. m)



First Floor
Approximate Floor Area
1183 sq. ft
(109.88 sq. m)



Ground Floor
Approximate Floor Area
1498 sq. ft
(139.21 sq. m)



Annexe
Approximate Floor Area
303 sq. ft
(28.18 sq. m)



Garage

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.

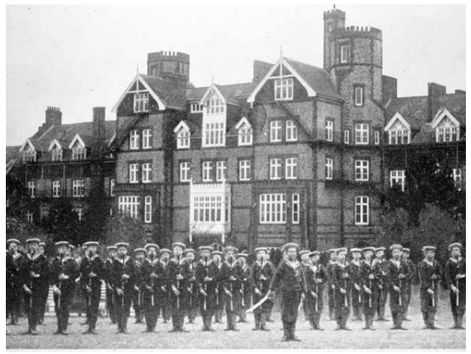
The village enjoys a thriving community with excellent local amenities, including a well-stocked village shop, a post office, a doctor's surgery, and a highly regarded primary school. The popular King's Head pub offers a welcoming atmosphere with hearty meals, while a local tearoom provides a cosy spot 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 the Vendor



"A wonderful sense of space, with open fields and woodland views."

SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating. Solar PV panels with 30KW battery.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

A. Ref:- 6735-2639-7509-0918-6296

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: ///quickly.basics.postcard

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SOWERBYS

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