



THE STORY OF  
**Meadow View**

*North Tuddenham, Norfolk*

**SOWERBYS**



THE STORY OF

# Meadow View

Mill Road, North Tuddenham, Norfolk  
NR20 3DD

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Two Ground Floor and Two First Floor Bedrooms

Beautiful Open-Plan Kitchen/Dining Room

Utility Room and Pantry

Study/Home Office

Family Bathroom and Two En-Suites

Generous Plot Backing onto Fields

Fully Modernised Throughout

Easy Access to A47

Popular Village

Garage and Off-Road Parking

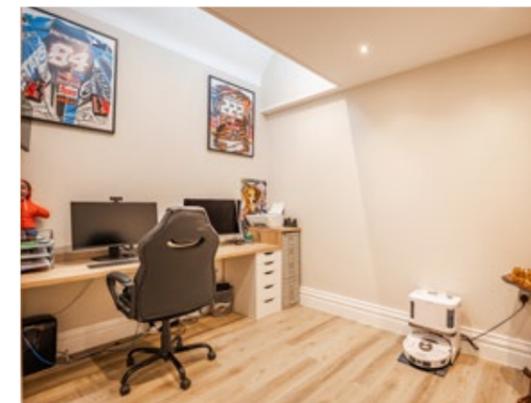
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Meadow View is a modern family home set within a generous plot, enjoying a peaceful position backing onto open fields in the popular village of North Tuddenham. Recently modernised throughout, the property offers stylish yet practical living, with excellent connectivity to the A47 for easy access to Norwich, Dereham and beyond.

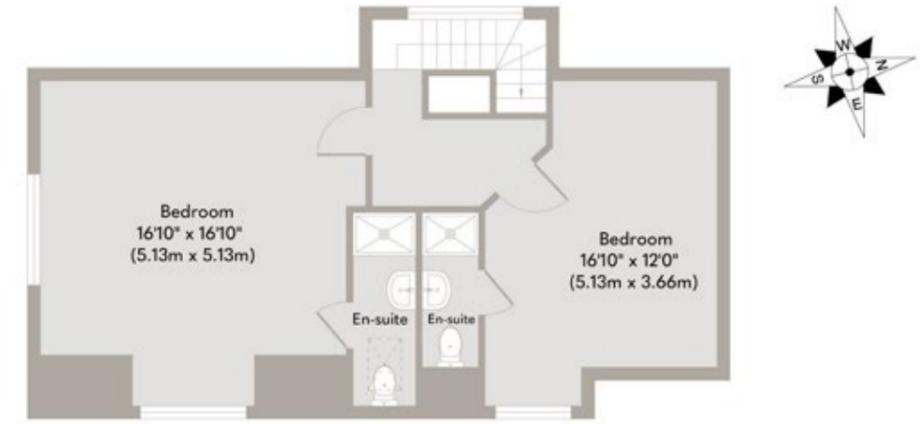
The heart of the home is the open-plan kitchen and dining room, designed for both everyday family life and entertaining, complete with a utility room and pantry for added convenience. A separate sitting room provides a more relaxed setting, while a dedicated study/home office caters perfectly for remote working.

The layout has been designed with flexibility in mind, offering two ground-floor bedrooms and a family bathroom, complemented by two first-floor double bedrooms, each with its own en-suite. This makes Meadow View well suited to multi-generational living, or for those looking for adaptable space for guests.

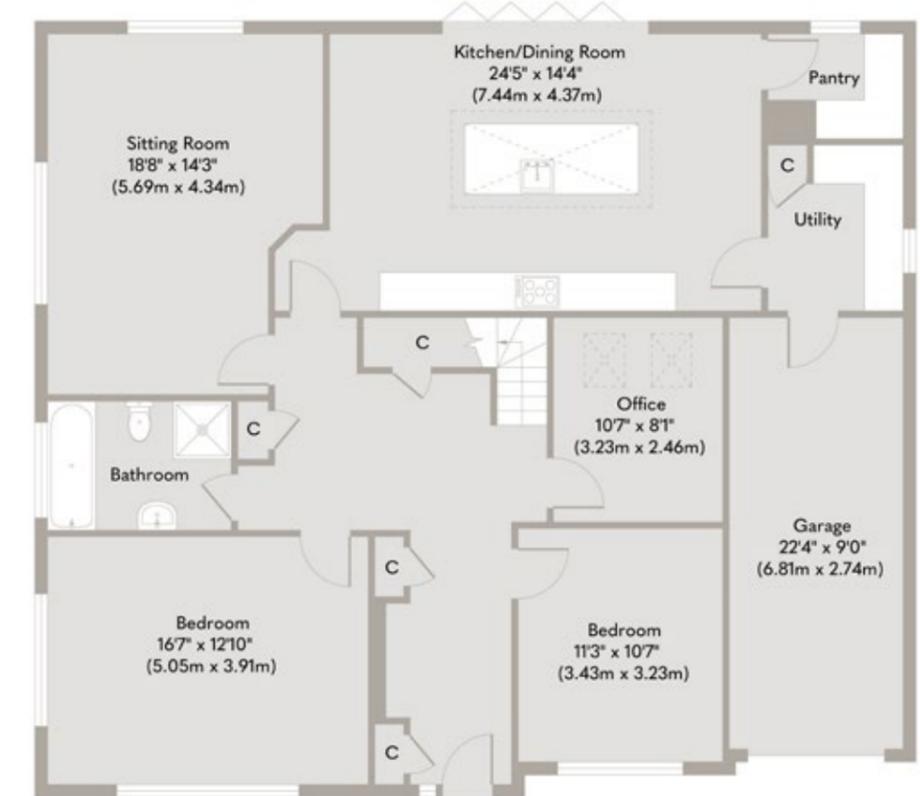
Outside, the property benefits from a large garden with uninterrupted views over the surrounding fields, offering both privacy and a strong connection to its countryside setting. A garage and ample off-road parking further enhance its practicality.

Situated in a popular village location, Meadow View balances a rural lifestyle with accessibility, making it an ideal choice for families or professionals seeking modern comfort within a welcoming community.





First Floor  
Approximate Floor Area  
604 sq. ft  
(56.08 sq. m)



Ground Floor  
Approximate Floor Area  
1689 sq. ft  
(156.86 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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# North Tuddenham

THE PERFECT LOCATION FOR A  
QUIET AND TRANQUIL LIFE

With St Mary's Church as the heart of this village; North Tuddenham is the perfect location for a quiet and tranquil life.

After a day of exploring the Norfolk countryside, head to The Lodge Griddle and Grill, a popular spot among locals offering traditional, hearty pub meals. Dann's Farm Shop, with over 600 acres of land in the village, provides a delicious range of ice creams, lollies and sorbets all made on their farm.

Nestled between the popular market town of Dereham and the vibrant city of Norwich, North Tuddenham is ideally located with easy access to the A47.

A twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages such as North Tuddenham are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast.



## Note from Sowerbys



“There’s a unique calmness which comes with field views – an ever-changing backdrop bringing nature right to your doorstep.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via a treatment plant. Oil-fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref:- 2120-0191-1011-0511-4134

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: ///troubles.alongside.abandons

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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