



24  
Boars Hill

THE STORY OF

# 24 Boars Hill

*North Elmham, Norfolk*

SOWERBYS



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North Elmham, Norfolk  
NR20 5LG

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Spacious and Immaculately  
Presented Detached Bungalow

Village Blessed with Amenities

Double Garage and Off Road Parking

Underfloor Heating via Air Source  
Heat Pump for Energy Efficiency

Solar Panels for Lower Running Costs

Handmade Bespoke Kitchen with  
Integrated Appliances

En-Suite and Main Bathroom

Short Drive Market Towns of  
Dereham and Fakenham

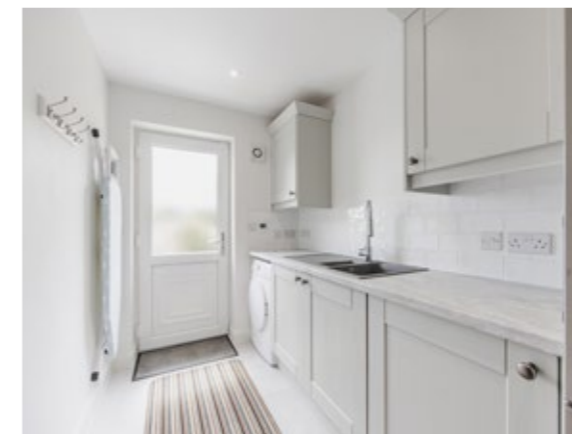
Delightfully Open Plan Kitchen/Dining Space

Privately Enclosed Rear Garden  
with Large Patio Area

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Occupying a pleasant position within the highly regarded village of North Elmham, this immaculately presented three-bedroom detached bungalow offers a superb blend of modern efficiency, generous living space and practical day-to-day comfort. Ideal for a variety of buyers, including families, downsizers and those seeking single-storey living, the property has been finished to a high standard throughout.

At the heart of the home is a spacious open-plan kitchen, dining and reception area, creating a sociable and versatile space perfect for modern lifestyles. The bespoke handmade kitchen is complemented by a range of quality Siemens integrated appliances, combining style and functionality for both everyday living and entertaining.

The accommodation comprises three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms. The property is beautifully presented throughout, allowing any purchaser to move straight in and enjoy the home from day one.

A standout feature is the home's excellent energy efficiency, with underfloor heating throughout powered by an air source heat pump, alongside solar panels to help reduce running costs and environmental impact.

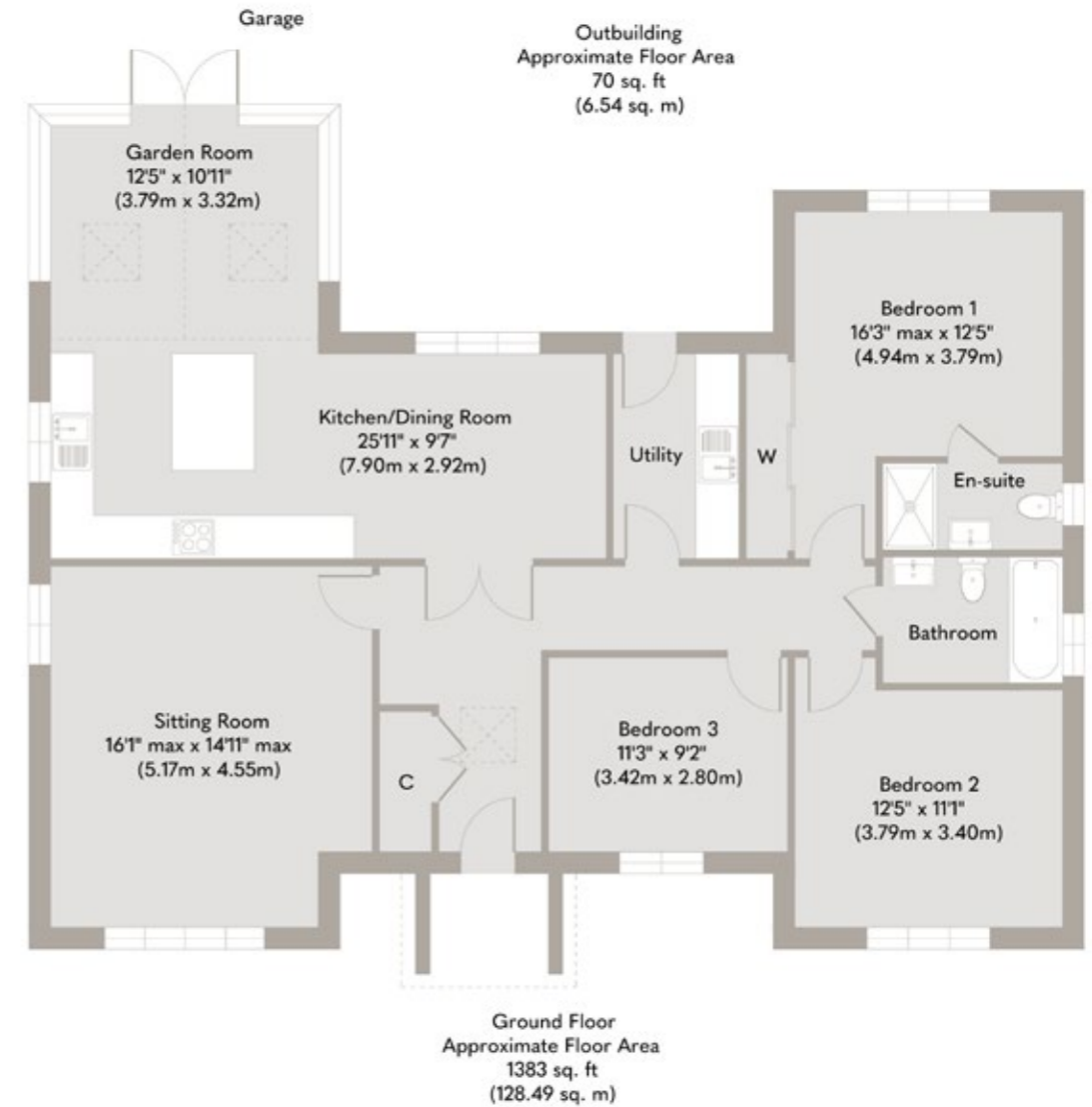
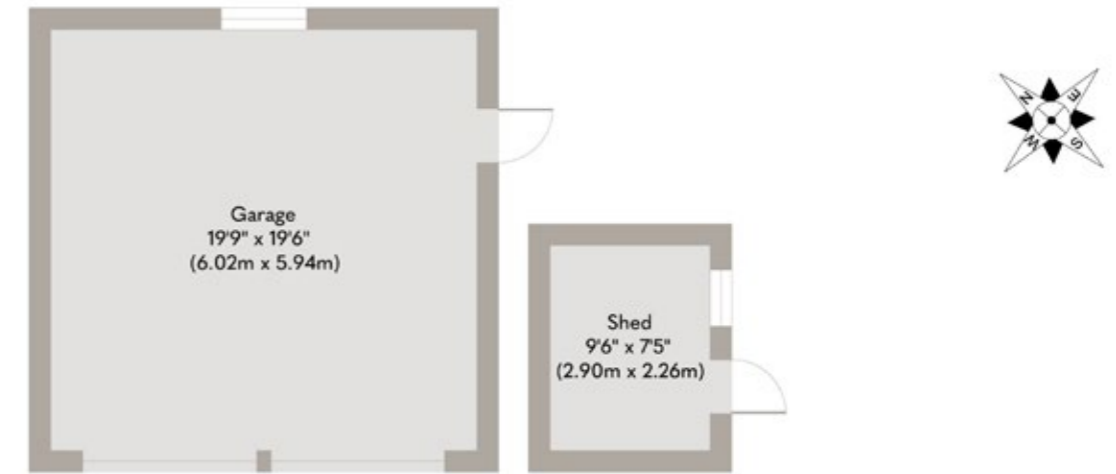
Outside, the open aspect, south-facing rear garden provides a private and peaceful setting, with a substantial patio area ideal for outdoor dining and entertaining. To the front, there is ample off-road parking and a double garage, offering excellent storage and practicality.

Combining quality finishes, excellent energy efficiency and a desirable village location, 24 Boars Hill offers a fantastic opportunity to acquire a beautifully maintained detached bungalow in the heart of North Elmham.



Designed for comfort,  
this space is quiet,  
modern, and spacious.





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



“We’ve loved having access to beautiful countryside walks, with Millennium Wood and the old railway line just a short stroll away.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump and fifteen solar photovoltaic panels. 9.5kw storage battery included.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///arch.best.deodorant

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# SOWERBYS

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