



THE STORY OF

# Meadowside

*Deopham, Norfolk*

SOWERBYS





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# Meadowside

Mill Farm, Attleborough Road, Deopham, Norfolk  
NR18 9DQ

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Contemporary Home in 1/4 Acre Plot (STMS)

Open-Plan Kitchen/Dining Room

Fine Sitting Room with Woodburner

Fabulous Garden Room

Three Bedrooms

En-Suite Shower Room and Family Bathroom

Utility Room

Double Garage and Separate Store Room

Two Driveways with Parking

Well-Landscaped Garden with Field Views

Solar Panels and 12kw Battery System

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A beautifully crafted, single-storey home, Meadowside has been designed to a high specification and offers a stylish, contemporary lifestyle. Light pours effortlessly through the property, enhancing the sense of space and creating a bright, uplifting atmosphere throughout.

The welcoming hallway guides you into an impressive open-plan kitchen and dining space. The kitchen provides ample storage and generous work surfaces, while the dining area offers an ideal setting for entertaining guests or enjoying relaxed family meals. The spacious sitting room is both inviting and versatile, with direct access to the rear garden. A contemporary wood-burning stove adds a cosy focal point - perfect for quieter evenings at home.

A standout feature is the garden room, with a fully glazed wall that opens onto the garden, it creates a wonderful connection to the outside. The cantilevered roof design offers flexibility - providing shade and fresh air in warmer weather, or shelter when needed.

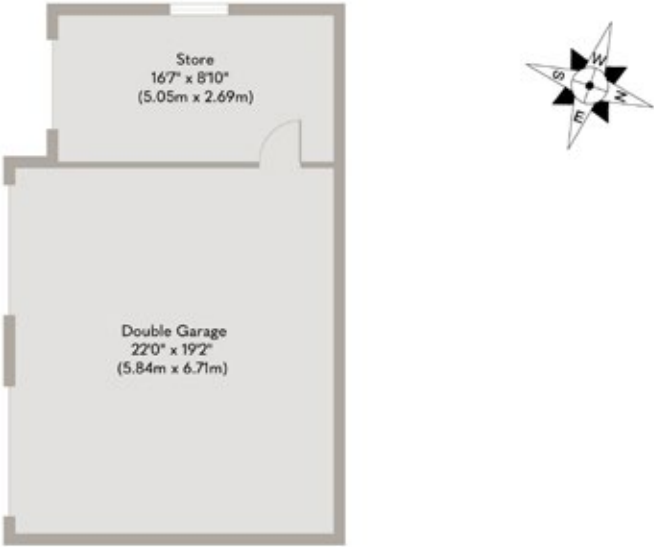
Three well-proportioned bedrooms, include a principal bedroom with a sleek, modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms. A generous utility room offers excellent practicality and the flexibility to be used as a gym or additional storage space.

Outside, two separate driveways provide ample parking, one with an EV charging point. The second driveway leads to a detached double garage and secure store room. The rear garden is predominantly laid to lawn, complemented by a terrace which enjoys pleasant views across neighbouring fields.

Planning permission has also been granted to extend the property alongside the sitting room, offering the opportunity to create an additional bedroom with en suite, should it be desired.







Outbuilding  
Approximate Floor Area  
146 sq. ft  
(13.60 sq. m)



Ground Floor  
Approximate Floor Area  
1558 sq. ft  
(144.74 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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# Deopham

WELL LOCATED, RELAXED COUNTRY LIFESTYLE

A small, quiet village, Deopham is delightfully situated between the market towns of Wymondham, Attleborough and Hingham, offering a wonderful mix of amenities within easy reach.

For Hingham, it was in the 18th century when the socialites of high society built and took residence here, that it became fashionably known as “little London”. The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow.

Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross making it ideal for commuting. Wicklewood Primary School is approximately 1 mile away and is rated outstanding in the Ofsted report and the property is within the catchment area for both Wymondham College and Wymondham High School.

Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

The Cathedral City of Norwich is approximately 15 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



## Note from the Vendor



“...a fantastic outlook. We love to sit in the garden room with a G&T, watching the sunset.”



## SERVICES CONNECTED

Mains electricity and water. Private drainage. Air source heating. Solar Panels and 12kw battery system.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

A. Ref:- 8734-2238-3400-0983-1226

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: ///trudges.delved.along

## AGENTS NOTE

Please note the garden room is a temporary structure and is not suitable for use all year round.

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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