



THE STORY OF

Willow House

Wereham, Norfolk

SOWERBYS



THE STORY OF

Willow House

Fleg, Green, Wereham, Norfolk
PE33 9BA

Attractive Four Bedroom Detached Home
Desirable Village Setting Near Downham Market
Approximately 1,566 Sq. Ft. of Accommodation

Generous Open-Plan Kitchen/
Dining/Family Room

Sitting Room with Exposed Brick
Fireplace and Wood Burning Stove

Study/Snug Ideal for Home Working

Principal Bedroom with Fitted
Wardrobes and En-Suite

Utility Room and Ground Floor Cloakroom

Enclosed Rear Garden

Ample Driveway Parking and Garage

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com

Tucked away in the heart of the Norfolk village of Wreham, Willow House is an attractive four-bedroom detached home offering the kind of space, balance and everyday practicality that makes family life feel beautifully effortless.

Set behind a generous frontage with gravelled and brick-weave parking, the house has a classic village appearance, with speckled brick elevations, a tiled roof and a detached garage. Inside, the accommodation is thoughtfully arranged across two floors.

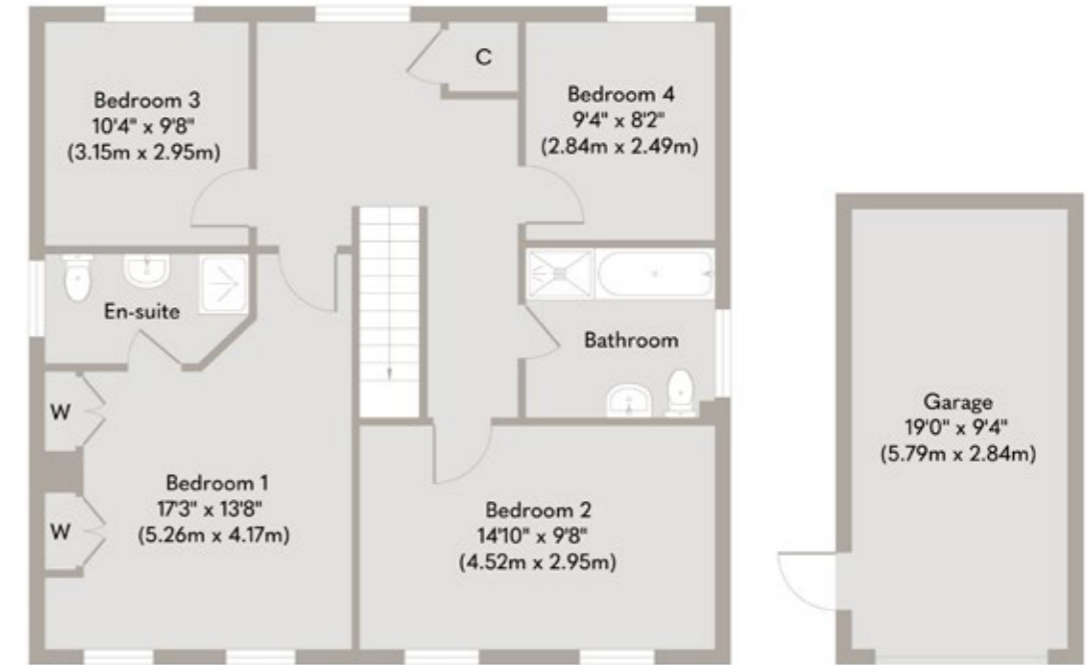
The ground floor is centred around a wonderfully sociable open-plan kitchen, dining and family room, a generous space designed for gathering, cooking and relaxed day-to-day living, french doors open directly to the rear garden, creating an easy connection between inside and out during the warmer months. A separate utility room keeps household essentials neatly tucked away, while the study provides a valuable work-from-home space or quiet reading room. The sitting room offers a more intimate retreat, complete with an exposed brick fireplace and wood-burning stove - a cosy focal point for winter evenings. A cloakroom and welcoming entrance hall complete the ground floor.

Upstairs, there are four bedrooms, including a spacious principal bedroom with fitted wardrobes and its own en suite shower room. The remaining bedrooms are served by a family bathroom, making the layout ideal for families, visiting guests or those needing flexible space for hobbies or home working.

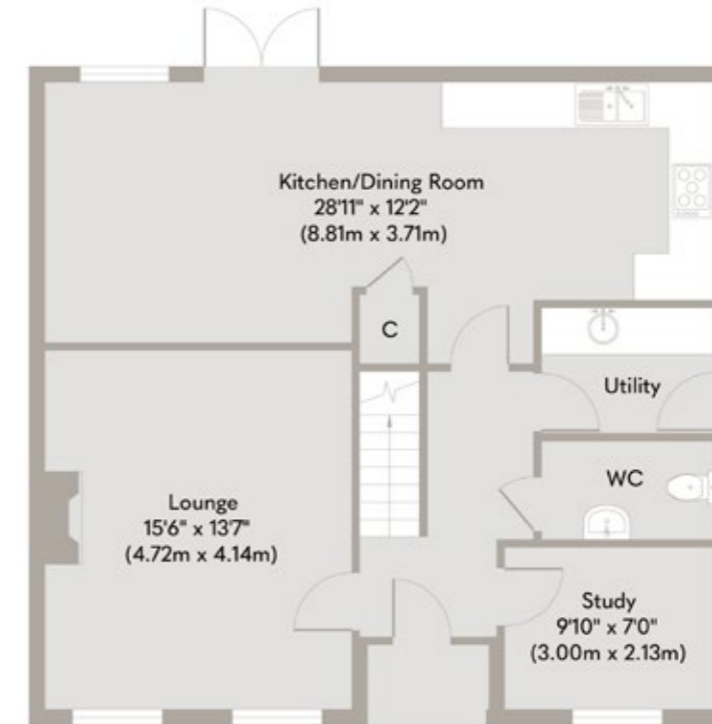
Outside, Willow House continues to impress. The rear garden is enclosed by mature hedging and laid mainly to lawn, with a patio area for outdoor dining and direct personal access into the garage. To the front, there is ample off-road parking in addition to the garage, making the property well suited to busy family life.







First Floor
Approximate Floor Area
783 sq. ft
(72.74 sq. m)



Ground Floor
Approximate Floor Area
783 sq. ft
(72.74 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.

Copyright V360 Ltd 2026 | www.houseviz.com

Wereham

QUITE VILLAGE LIFE WITH STRONG COMMUNITY SPIRIT

Set within the peaceful West Norfolk countryside, Wereham is a charming and well-regarded village that offers a quiet rural lifestyle while remaining conveniently placed for surrounding towns and transport links. With its attractive mix of period homes, village green and traditional church, Wereham retains a strong sense of community and an appealing village atmosphere, surrounded by open farmland and gentle Fenland landscapes.

Everyday amenities can be found in nearby villages and in the historic market town of Downham Market, just a short drive away, where a range of independent shops, cafés, restaurants and a traditional weekly market provide for day-to-day needs. The town also offers a mainline rail service, making it a practical base for commuters, while the larger town of King's Lynn provides further shopping, leisure facilities and cultural attractions.

For those who enjoy the outdoors, the surrounding area offers plenty of opportunity to explore, from scenic walks and cycling routes through open countryside to nearby waterways and nature reserves. Well connected via local road links, including access to the A10, Wereham strikes a pleasing balance between rural seclusion and everyday convenience, making it an appealing choice for those seeking village life within easy reach of key Norfolk hubs.



Note from the Vendor



“Moving here gave us more space and a lovely local community.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0350-2970-0530-2595-2225

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: ///poem.protester.inhaler

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

