



THE STORY OF

Burwood

Stanfield, Norfolk

SOWERBYS

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Burwood

Church Lane, Stanfield,
Dereham, NR

Semi-Detached Bungalow, Enjoying
a Quiet, Village Location

Within Reach of Amenities in Nearby Market Towns

Accommodation Extends to Approximately 859 Sq. Ft.

Two Reception Rooms along with
a Well-Appointed Kitchen

Three Bedrooms and a Luxury Four-
Piece Bathroom Suite

Built-In Storage

Solar Photovoltaic Panels Installed

Ample Off Road Parking

Enclosed Front and Rear Gardens

No Onward Chain

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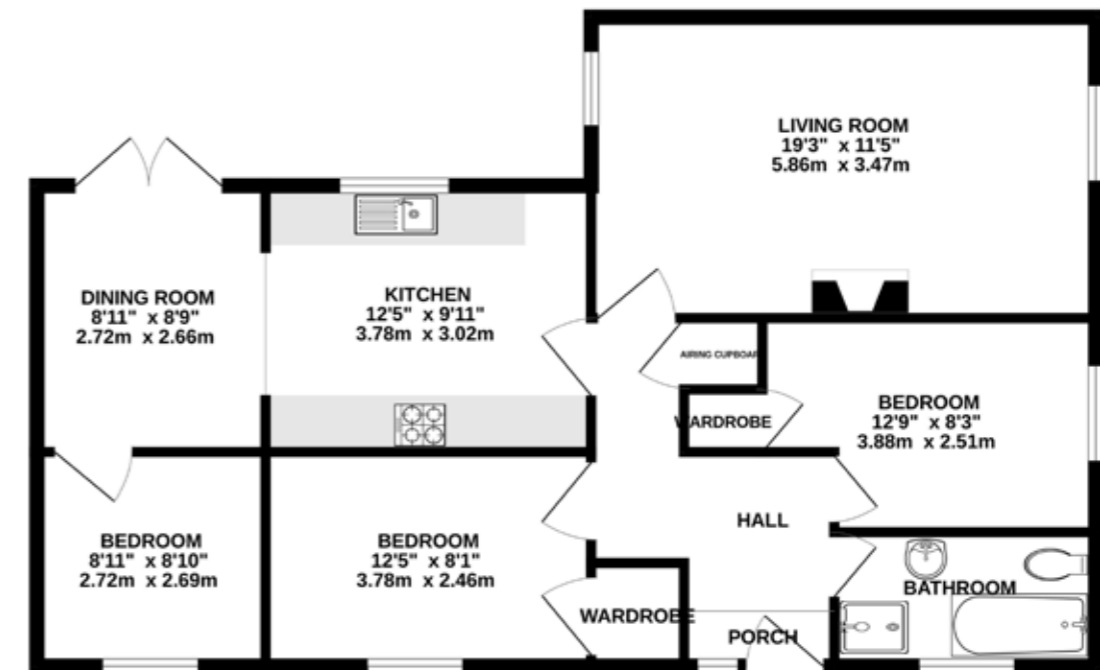
Burwood is a modern, semi-detached bungalow, which is being sold with no onward chain, located within the rural village of Stanfield, an ideal location within central Norfolk with surrounding countryside at your doorstep. Although the property enjoys peace and tranquillity with beautiful surrounding gardens, it's still accessible to amenities and within reach of two of Norfolk's historical, bustling market towns, Dereham and Fakenham.

Upon entering the property, you're greeted by a spacious hallway with 859 sq. ft. of accommodation, benefiting from modern qualities such as open-plan living, with energy saving features including solar panels and a wood-burning stove. Furthermore, there are

two spacious double bedrooms with one further single bedroom, which could alternatively be used as an office/study.

The recently renovated family bathroom benefits from a separate shower cubicle and bath. Cosy up by the wood-burner in the very well-proportioned living room and enjoy socialising in the stunning kitchen/diner, inclusive of integral oven and hob.

Approached from a country lane, the property has a spacious driveway providing ample off road parking. The surrounding gardens are mainly laid to lawn and a patio area to the rear provides the perfect space for hosting BBQs and entertaining friends and family over the warmer months.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.

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.

ALL THE REASONS



Stanfield

IN NORFOLK
IS THE PLACE TO CALL HOME



A picturesque Norfolk village, offering the idyllic rural country life. Stanfield is located approximately 6 miles from the market town of Dereham and falls within the Litcham School catchment area with the school bus picking up from the village for both Brisley and Litcham Schools.

Within the village is The Old Dairy, whilst originally a Dairy, it is now a café and a shop selling freshly baked pastries and bread amongst other products. Set on the top of Stanfield Hill, this popular café offers field views all the way down to Brisley Church.

Brisley is a beautiful and unspoilt village, well-known for its surrounding countryside and the renovated, award winning Brisley Bell Inn, which has a first-rate menu and a warm welcome.

The common is owned by the village and is one of the largest in the UK, stretching to over 200 acres and includes the active village cricket ground with men's and women's teams. In recent years an area of amenity land has been transformed to create a woodland of native British trees to celebrate Queen Elizabeth's Diamond Jubilee, which includes desirable allotment plots, a children's play area, football pitch and fitness trail. The area is a delight for residents and visitors to use for walks and picnics.

Stanfield is a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just under 17 miles away. Come discover a Norfolk gem.



Note from Sowerbys



Burwood

“The property enjoys peace and tranquillity with beautiful surrounding gardens...”

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SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric heating. Solar photovoltaic panels installed.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 8092-4882-0029-7297-7283

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

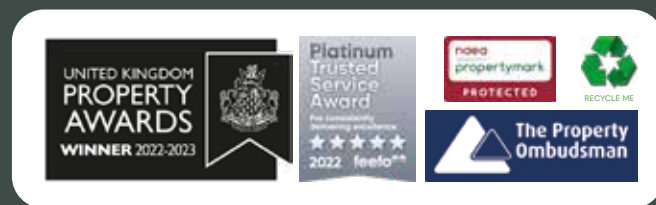
Freehold.

LOCATION

What3words: ///teacher.tastings.prestige

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