

THE STORY OF

The Paddock

Welborne, Norfolk

SOWERBYS

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The Paddock

Pound Lane, Welborne,
Norfolk, NR20 3LG

No Onward Chain

Charming Two Bedroom Bungalow

Sprawling One Acre Plot (STMS) with
Meticulously Manicured Gardens

Spacious Living Room with Open-Fire

Kitchen and Separate Dining Room

Two Well-Proportioned Bedrooms

Modern Bathroom with Underfloor Heating

Double Garage

Tranquil Countryside Location

Potential to Extend Current Property or Convert
Existing Garage to Annexe (STPP)

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“Every window view reminds us of what a great location this is.”

This charming two bedroom bungalow is nestled on a sprawling one acre plot (STMS) adorned with impeccably manicured gardens, capturing the essence of countryside living.

During the cooler months, the open-fire creates a cosy ambience in the spacious living room, which seamlessly connects to the dining room. The kitchen also opens through to the dining room, an ideal layout for hosting dinner parties with family and friends.

Stepping off the kitchen, through the porch, and into the double garage, is a utility area and an always useful ‘gardener’s WC’.

The two well-proportioned bedrooms both enjoy garden views, with the back

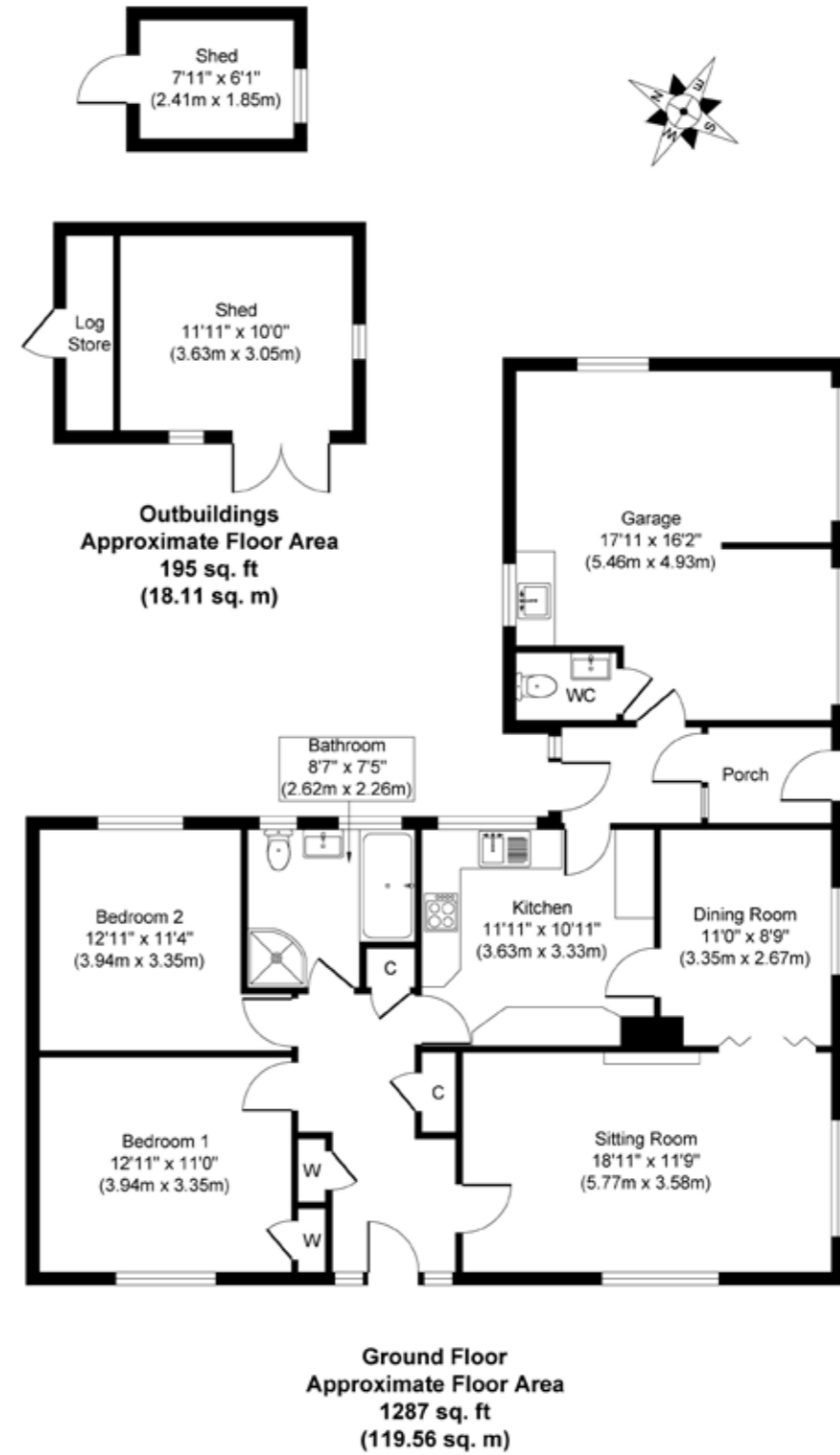
bedroom relishing in the morning sun as it rises. They are served by a modern bathroom with underfloor heating, adding a touch of luxury.

Outside, the expansive garden unfolds like a work of art, inviting you to explore its lush greenery. This beautiful space is ideal for the avid gardener to make it their own. Invite family and friends for a summer barbecue and dine al fresco whilst basking in the views of this majestic garden.

This bungalow offers not just a home, but an opportunity to embrace rural living and the tranquillity it provides. The property is positioned perfectly within its plot to extend in all directions, allowing the home to grow with you, subject to the necessary consents.







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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ALL THE REASONS



Welborne

IN NORFOLK
IS THE PLACE TO CALL HOME



A small, charming village situated in mid-Norfolk, with the village hall and church playing integral roles in shaping the community's identity and serving as focal points of village life.

Welborne has a community with spirit and soul, largely due to the dedication of village committees and the collective efforts of the locals. The village hall, constructed in 1845, stands proudly with its flint-faced exterior. Stepping inside, visitors will catch a glimpse of its former life as a schoolroom, though the warm ambiance of the wood-panelled walls and the inviting fireplace give it a more homely atmosphere.

This rural village is situated approximately mid-way between the popular towns of

Dereham and Wymondham and all they both have to offer.

Dereham offers twice weekly markets, on Tuesdays and Fridays, along with a strong cohort of independent and high street shops and free parking, making the town a fabulous place for an afternoon spent browsing.

In summary, Welborne may be small in size, but it possesses a strong sense of community and a commitment to preserving its traditions and heritage. The village hall and church act as cherished institutions, bringing people together, and ensuring that Welborne remains a place where residents can truly feel at home.



Note from the Vendor



The Paddock

“We’ve lived here for eighteen years, we’ve spent more time outside and have been involved with many community events and gatherings.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0086-2280-1063-2327-5111

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: ///super.slept.blacked

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SOWERBYS



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