



THE STORY OF

The Hawthorns

Garvestone, Norfolk

SOWERBYS

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The Hawthorns

Town Lane, Garvestone,
Norfolk, NR9 4QR

Spacious and Immaculately Presented Family Home
Recently Improved/Renovated to Excellent Standard
Plot Extending to Approximately 0.25 Acres (stms)

Four Bedrooms, Including an Impressive
Principal Bedroom with Dressing Area

Dual Aspect Sitting Room with Wood-Burner

Kitchen/Breakfast Room and Dining Room

Integral Double Garage with Utility Area

Generous Driveway and Frontage Providing Ample Parking

A Wealth of Built-In Storage Throughout

Delightful South/Westerly Facing
Garden with Large Patio/Terrace

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“It’s a joy to look out to the paddock at
the rear, filled with sheep and lambs in
springtime...”

The Hawthorns is an exceptional and immaculately presented detached four bedroom family home that has been comprehensively improved and renovated to the highest standard, both inside and out. Situated in the delightful village of Garvestone, this stunning property is positioned on an elevated plot of 0.25 acres (stms) and boasts south-westerly facing gardens that back onto picturesque paddocks, offering a truly idyllic setting.

A delightful light and airy ambiance flows throughout the entire home, with recently replaced double glazing and neutral décor offering a crisp and fresh feel. The ground floor features a spacious sitting room with a charming woodburner, providing a cosy and inviting space for relaxation and family gatherings with double doors to the rear garden.



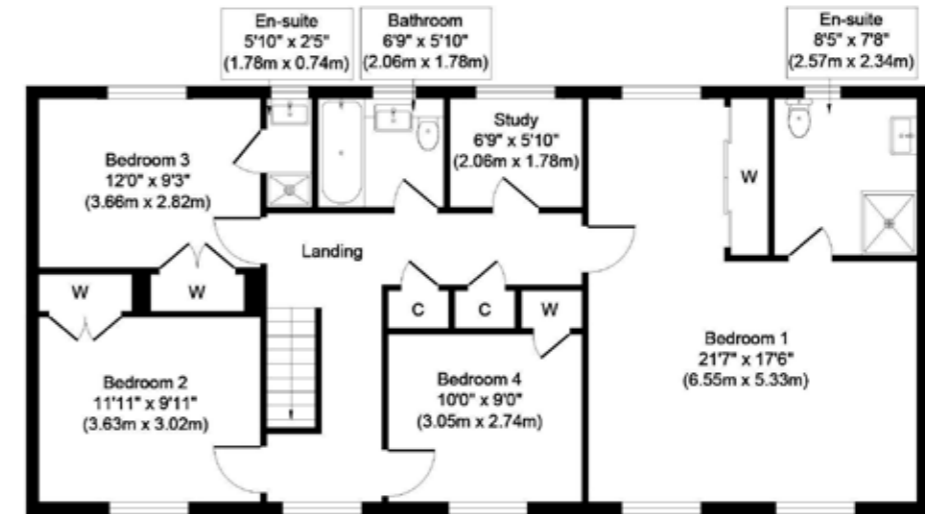
The fully equipped kitchen/breakfast room is a real delight, featuring contemporary finishes, a range of appliances and a convenient breakfast bar. Adjacent to the kitchen is a stylish dining room, perfect for entertaining guests or just a simple evening meal with the family.

A convenient cloakroom is positioned to the rear of the property and a utility area is thoughtfully positioned within the integral double garage for added convenience. The garage has been partially converted to provide scope for a home gym/games room, whilst fully retaining its use as a double garage with ample space for vehicles, as well as storage and the aforementioned utility area.

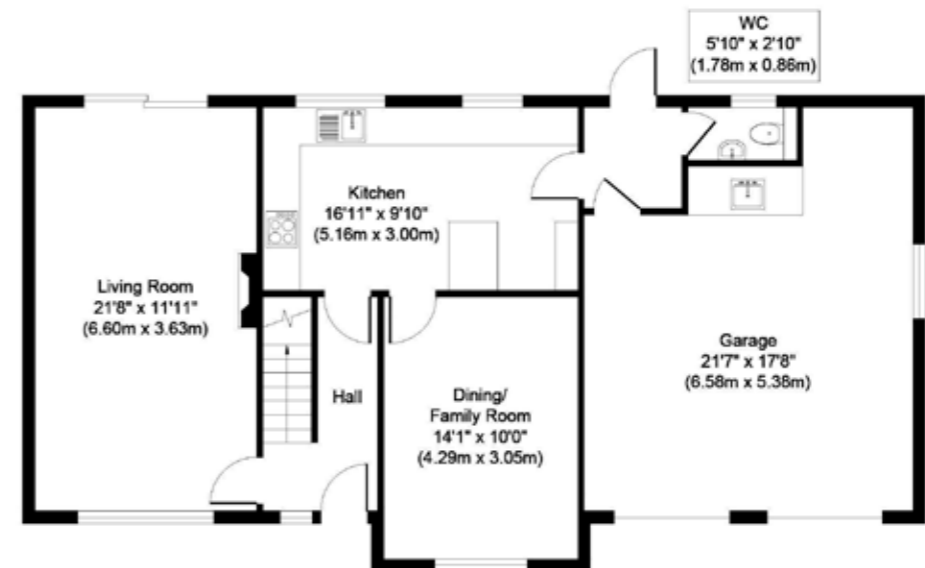
“We’ve updated everything to make this a lovely family home.”



Heading upstairs, you will find four well-proportioned double bedrooms positioned around a good-sized landing. Each of the bedrooms offers built-in wardrobes, and two of the bedrooms benefit from their own en-suite facilities. There’s also a well appointed family bathroom, and each of the bathrooms has been re-fitted to a high standard. The principal bedroom is a truly luxurious retreat, featuring a dressing area and enjoying a dual aspect, flooding the room with natural light and offering stunning views of the surroundings.



First Floor
 Approximate Floor Area
 1022 sq. ft
 (94.94 sq. m)



Ground Floor
 Approximate Floor Area
 1049 sq. ft
 (97.45 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.

The beautifully landscaped gardens offer a serene escape and provide a perfect setting for outdoor relaxation and entertaining. The current owners have thoughtfully landscaped the gardens. As you step out, immediately to the rear of the property is a delightful ceramic tiled patio, an expansive lawn and a great degree of privacy provided by the high hedge and tree-lined boundaries. The paddocks to the rear only further the beautiful setting of the home and the delightful south-westerly aspect is ideal.

An excellent degree of driveway parking is provided, leading to the double garage and extending to the properties frontage. A pleasant front lawn and borders containing a wealth of shrubs provide seclusion, should it be required, from the peaceful country lane.



ALL THE REASONS

Garvestone

IN NORFOLK
IS THE PLACE TO CALL HOME



Garvestone is conveniently situated between the market towns of Dereham and Wymondham and

within thirty minutes of the cathedral city of Norwich. Dereham boasts a number of good schools together with sports and leisure facilities. There is a comprehensive selection of shops, including supermarkets, pubs and restaurants and a cinema. Garvestone itself has a village primary school and is within easy reach of a number of first class golf clubs one of which being Barnham Broom.

It is ideally located for both the north Norfolk coast and the city of Norwich with its international airport and mainline rail link.

Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Peterborough, Cambridge and London, Kings Cross. Wicklewood Primary School is approximately 1 mile away from Wymondham and has is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are minutes away.

Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants. The market town of Attleborough is 9 miles away with a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants, a doctors surgery and train links to Norwich, Cambridge and London.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments. A twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

Dereham and its surrounding villages are 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 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



“The garden is so secluded - we’ve loved having barbecues on the new patio.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to private sewerage treatment plant. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2338-2032-7295-3800-9220

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: ///rewriting.destined.fabricate

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