



THE STORY OF

The Firs

Mileham, Norfolk

SOWERBYS

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Stanfield Road, Mileham, Norfolk
PE32 2RD

Spacious Open Plan Living Space With a
Central Dual-Sided Wood-Burner

Separate Sitting Room and Expansive Family Room

Large Kitchen with an Island and Glass Sliding
Doors Opening onto a Beautiful Terrace

Additional Reception Room

Ground Floor Double Bedroom

Three Generous Upstairs Double Bedrooms

Principal Bedroom with a Spacious Walk-In
Dressing Room and En-Suite Bathroom

Second Bedroom Features a Modern En-Suite Bathroom

Well-Appointed Family Bathroom

Stunning Field Views, Rear Garden,
and Adjoining Woodland

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“Moving from the city, this has certainly
been a more relaxed lifestyle.”

An exceptional four bedroom detached home, The Firs offers a harmonious blend of spacious living and modern elegance.

The current owner has worked tirelessly over the last few years to ensure that this property has been finished to a very high standard - obvious from the minute you step through the door.

Inside, you're greeted by a large open plan living space, featuring a central dual-sided wood-burner which creates a stylish separation between the cosy sitting room at the front and the expansive family room at the rear.

The family room seamlessly flows into a generous kitchen with an island and sleek glass folding doors which open onto a beautiful terrace, perfect for enjoying those beautiful English summer nights.

Adjacent to the family room, a sizable reception room awaits, ready to be transformed into a cinema, games room, or a delightful play area for children.

The ground floor also boasts the convenience of a double bedroom, ideal for guests or as a private retreat, along with a separate study for those who work or study from home.



“The orangery offers the most lovely views for eating breakfast or dinner.”



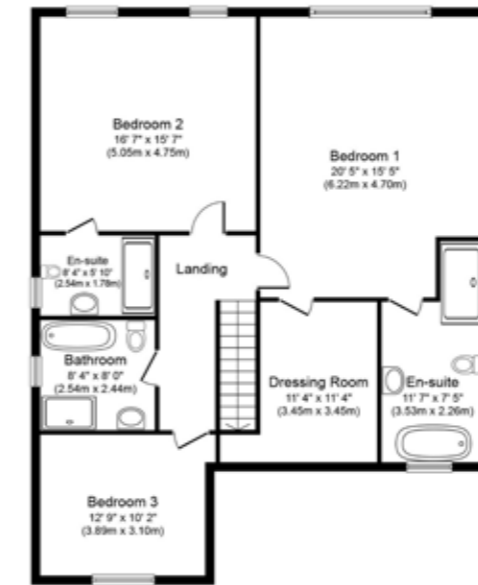
Upstairs, you'll discover three spacious double bedrooms, each offering comfort and style. The principal bedroom stands out as the largest, boasting a generous walk-in dressing room and a modern en-suite bathroom. The second bedroom also features its own contemporary en-suite, whilst the last bedroom has access to a well-appointed family bathroom. Every detail has been carefully considered to provide a haven of relaxation and luxury.

“Our home has such an element of peace and quiet about it.”

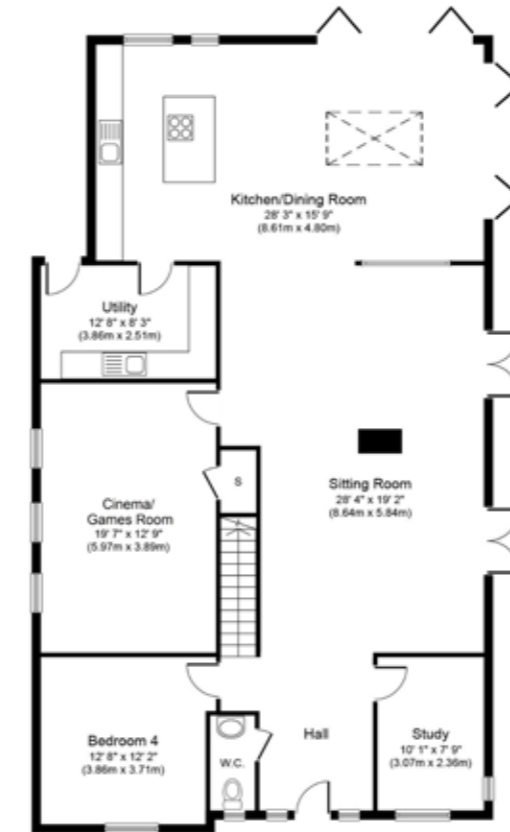
Outside, the rear garden invites you to unwind in a peaceful oasis, predominantly laid to lawn and bordered by enchanting woodland which stretches more than half an acre (stms). Enjoy the breathtaking views of the surrounding fields, providing a sense of tranquillity and serenity. The front of this home presents a large shingled driveway and a single brick-built garden, adding to the overall charm and convenience of this magnificent home.

Designed for entertaining and crafted with a high-specification outlook, The Firs effortlessly combines style, functionality, and the perfect setting for creating lasting memories. Embrace the opportunity to live in a truly remarkable home which offers a perfect modern lifestyle, with a dash of sophistication.

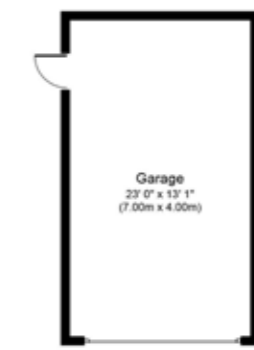




First Floor
Approximate Floor Area
1,144 sq. ft.
(106.3 sq. m.)



Ground Floor
Approximate Floor Area
1,745 sq. ft.
(162.1 sq. m.)



Garage
Approximate Floor Area
302 sq. ft.
(28.0 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.

ALL THE REASONS



Mileham

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled between the busy market towns of Swaffham, Dereham and Fakenham, Mileham is conveniently positioned for access to much of Norfolk, and it's also within easy reach of the city of Norwich and the medieval town of King's Lynn. From market day stalls and auctions, or just a stroll down the high street, there are plenty of nearby choices for shopping.

Dating back to around 1100, Mileham Castle straddles the B1145, once the main route across the county, positioned to raise tolls from travellers and possibly revenue from the marketplace. Although now largely in ruins, the castle remains form a surprisingly

impressive monument and are today used as a nature reserve.

The village itself has a general store with a post office, St John the Baptist Church, and a garden nursery. There's also friendly community and a village hall, which is used by a number of organisations and groups. Mileham is a popular village and is in the catchment area for Litcham School. The village's rural surroundings provide a plethora of wonderful countryside walks on the doorstep.

Slightly further afield is the beautiful, north Norfolk coast. From the quiet sandy beaches of Holkham, to the traditional seaside towns of Cromer and Wells-next-the-Sea, there is much to explore and discover.



Note from the Vendor



In only 40 minutes, you can soak up the views at Blakeney.

“We’ve loved heading to the Norfolk coast.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Sewage via a treatment plant.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9900-3770-1132-8123-0823

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: ///decorator.faster.towns

AGENT'S NOTE

Furniture within one sitting room image has been virtually staged.

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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