

THE STORY OF

Dormer View

Toftwood, Norfolk

SOWERBYS

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Dormer View

Larners Drift, Toftwood,
NR19 1LE

Detached Home

Welcoming Reception Rooms

Multi-Fuel Fire in the Sitting Room

Bright and Open Design

Well-Appointed Kitchen

Spacious Utility Room

Four Double Bedrooms

En-Suite to Principal Bedroom

Double Garage with Power

Expansive Private Garden

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“...this space offers endless possibilities for family and friends to enjoy throughout the year.”

A splendid family home which not only offers comfortable living, but also places you in the heart of a vibrant community, surrounded by an abundance of local amenities. From shops and supermarkets, to a diverse range of restaurants and excellent educational facilities nearby catering to all ages, Toftwood provides the perfect backdrop for modern family life.

Spanning across the property's interior, you'll find accommodation thoughtfully designed to provide space, comfort, and versatility. With four generously proportioned double bedrooms, including a luxurious en-suite to the principal bedroom, this home ensures everyone in the family has their own retreat.



As you step inside, you'll be greeted by an inviting atmosphere which pervades every room. Dormer View features three welcoming reception rooms, offering flexible spaces for family gatherings, relaxation, or entertaining guests. These areas are designed to maximise natural light, creating a bright and open style which sets the tone for a comfortable and inviting living experience.

The well-equipped kitchen is a hub of activity, perfect for the avid cook and casual family meals alike. It's complemented by a spacious utility room, adding practicality to your daily routine.

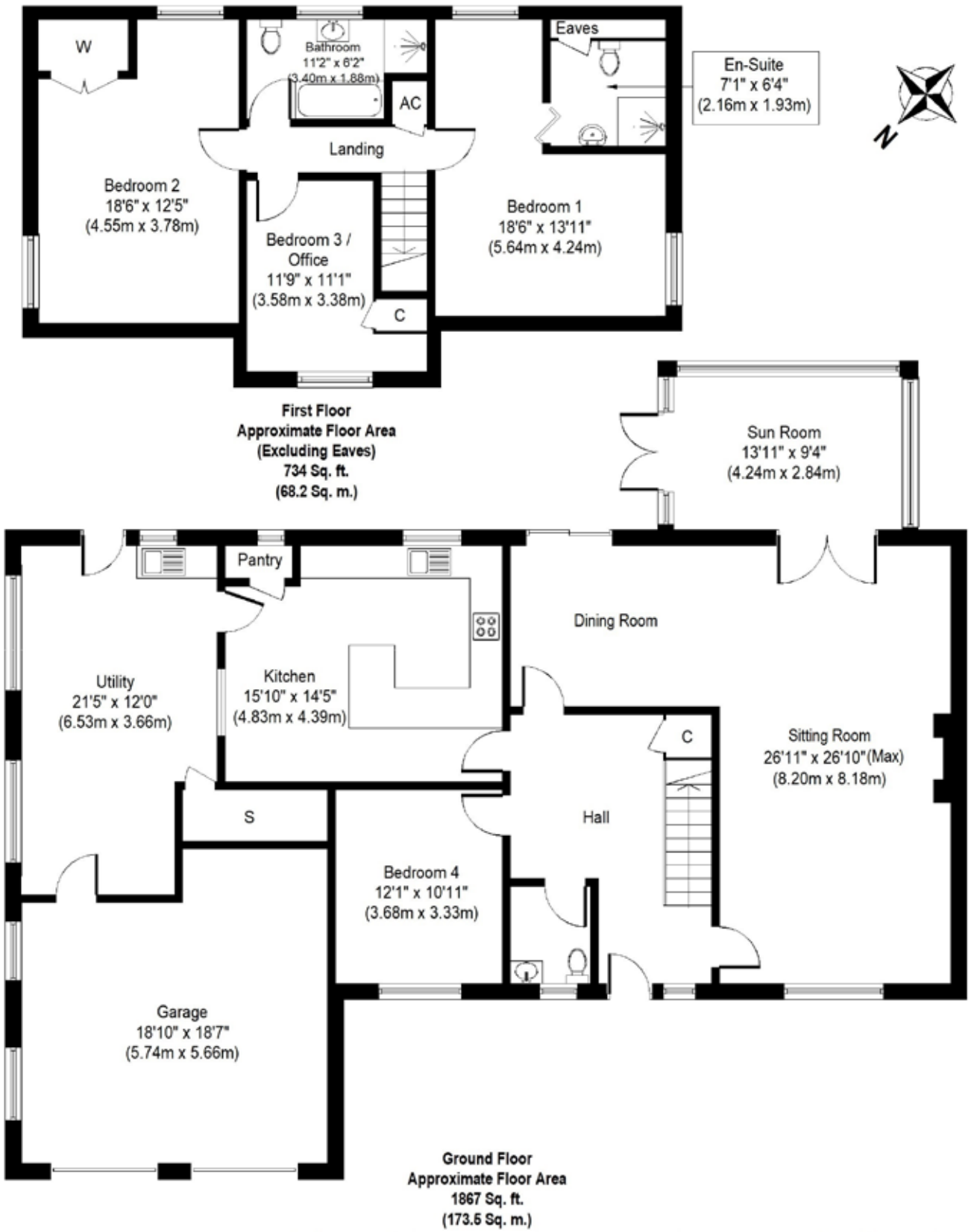




Outside, this property truly shines. Off road parking is a breeze with a double garage featuring power, along with a convenient in and out driveway.

Beyond the charming facade, a generous private garden awaits, ready to be transformed into your personal oasis. Whether it's alfresco dining, gardening, or hosting outdoor gatherings, this space offers endless possibilities for family and friends to enjoy throughout the year.





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

Toftwood

IN MID NORFOLK
IS THE PLACE TO CALL HOME

Nestled in the Brecklands, in the heart of the county, Toftwood is a locality within Dereham - a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Toftwood itself has its own doctors, primary school, social club, post office and shop, making it an area with everything you need. However, with Dereham so incredibly close it means you're well-connected but in a quieter location.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, 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. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, 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



Open-Plan Sitting/Dining Room.

“...offering flexible spaces for family gatherings, relaxation, or entertaining guests.”

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SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 5600-3658-0422-6126-3523

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: ///costly.arise.slave

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