



THE STORY OF

Laurels

Sparham, Norfolk

SOWERBYS



S Laurels

Lyng Road, Sparham,
NR9 5QY

Newly Renovated Property in an Ideal Countryside Location

Individual Character Features Hidden
Throughout the Property

Well-Proportioned Living Spaces

Four Bedrooms and Study/Snug

Large Front Garden and Parking for Several Cars

No Onward Chain

Sitting in an ideal position just outside the lovely village of Lyng, backing onto the beautiful Sparham Pools, is this gorgeous four bedroom property which has been completely overhauled by our sellers. Not a stone has been left unturned throughout the process of breathing life back into this characterful property.

Our sellers have put a lot of time and effort into retaining the original look of this wonderful cottage, whilst also filling it with all the modern amenities you would expect in a new build home.

The property is almost all open-plan, with the staircase neatly dividing the ground floor. The modern kitchen flows through to the dining area, with ample space for a table and chairs. This could easily be the

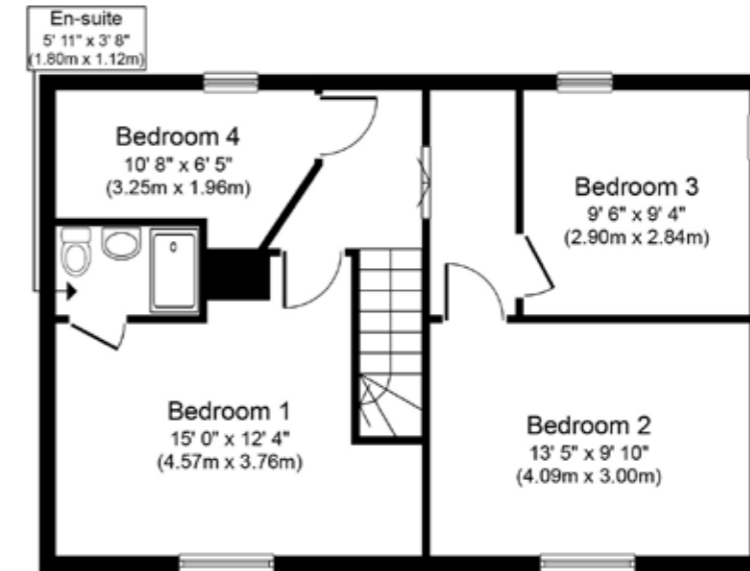
hub of the home, perfect for those that need to cook up a storm for the family, whilst keeping an eye on the children completing their school work at the table.

On the other side of the ground floor is another large room, offering views out onto the garden. This room could be the perfect formal sitting room, a place to come together with family and friends. The ground floor also benefits from another room directly off the sitting room, which could be used as a study for those that are still working from home, a snug, or a playroom for those with young children. There is also a ground floor shower room.

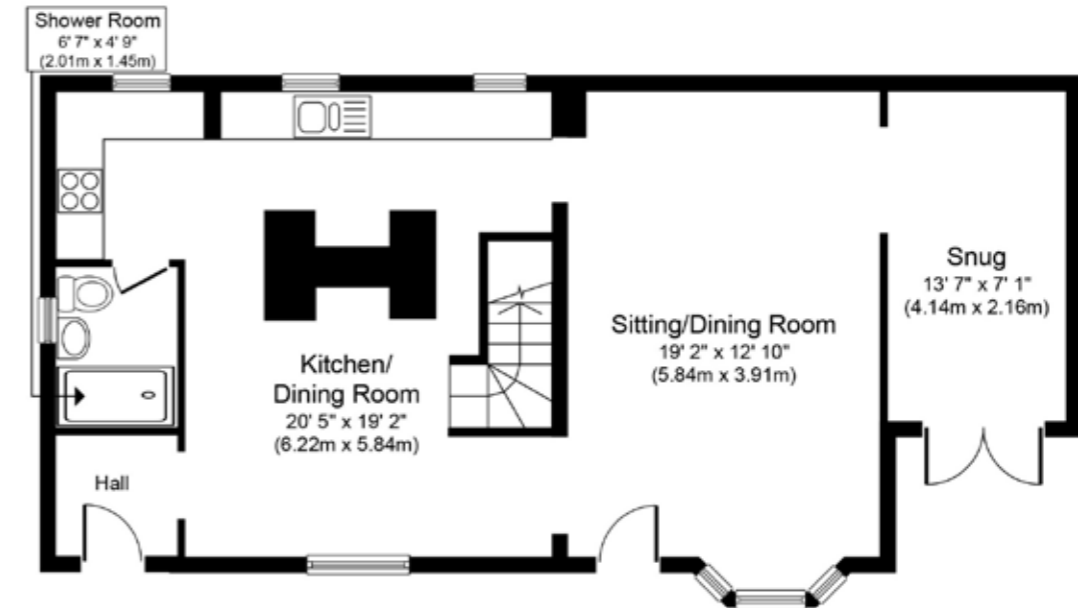
Upstairs there are four bedrooms, the primary having a private en-suite.

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Outside there is a large garden to the front of the property, which has been seeded by the current owner, surrounded by mature trees and shrubs.



First Floor
Approximate Floor Area
548 sq. ft.
(50.9 sq. m.)



Ground Floor
Approximate Floor Area
760 sq. ft.
(70.7 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.

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ALL THE REASONS



Sparham

IN NORFOLK
IS THE PLACE TO CALL HOME



Sparham is a desirable, peaceful village situated 12 miles to the north west of Norwich and approximately 3 miles from the market town of Reepham.

Within easy reach to the A1067, Sparham has excellent travel links to the city of Norwich and up towards the beautiful north Norfolk Coast.

The village has good equestrian facilities to include a local livery yard and the widely known Black Water Farm cross country course.

After a picturesque walk around Sparham Pools, a Norfolk Wildlife Trust nature reserve,

which is popular among locals with beautiful lake full of wildlife, head to the The Fox at Lyng or the Lyng Stores and Tea Room for a bite to eat.

For those with children, there's also The Bug Parc. A family day out where you can see hundreds of rare and unusual invertebrates! There is also a Café, children's play area, and a gift shop.

The neighbouring villages of Reepham, Bawdeswell and Lenwade also offer a host of amenities including several schools.

The cathedral city of Norwich has many shops, restaurants and pubs, sought after schools and colleges and stunning architecture. Norwich offers access to major rail links and the Norwich International Airport.



Note from Sowerbys



“Character features are hidden throughout the property.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Private drainage. Heating via oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0310-2382-6310-2227-3025

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: ///pampered.fruity.toggle

AGENT'S NOTE

Some internal images have been virtually staged. The gardens have been seeded, however they have been virtually turfed for marketing purposes.

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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