



S

INTRODUCING

# 5 Kingfisher Close

*Guist, Norfolk*

**SOWERBYS**

Land & New Homes Specialists



THE STORY OF

# 5 Kingfisher Close

Guist, Norfolk,  
NR20 5FD



Executive Detached Bungalow

Brand New Home

Sought After Location

Four Bedrooms (En-Suite to Principal)

Vaulted Open-Plan Kitchen/Dining/Living Area

Wood Burning Stove

Study/Snug with Bi-Fold Doors

Kitchen and Utility Room

Double Garage with Home Office Above

Generous South-West Facing Garden



**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com



“A full-height feature window floods the room with natural light.”

An executive four-bedroom bungalow, nestled in the heart of Guist, a charming mid-Norfolk village surrounded by the picturesque countryside. As the last available home on this development, Plot 5 offers modern, comfortable living,

The true centrepiece of the home is the beautiful open-plan kitchen/dining/living area, with a vaulted ceiling, a full-height feature window that floods the room with natural light and a wood burning stove – perfect for the colder seasons.

The large kitchen boasts a range of units and appliances, including a dishwasher

and fridge/freezer. A must-have utility room is thoughtfully included, ensuring a well-organized and efficient living space.

Large bi-folding doors from the study/snug open out to the generous south-west facing garden with patio area. Additionally, the garden provides direct access to the home office located above the double garage, offering a private and tranquil work environment.

Completing this thoughtfully designed home are four bedrooms along with an en-suite and family bathroom.





Guist, a quintessential Norfolk village, is graced with a general store and a charming church. For additional amenities and recreational opportunities, North Elmham is just a short three-mile drive away, boasting a range of shops, a public house, hotel with bar and restaurant, a sports centre, and schooling.

“An exceptional opportunity to experience the tranquillity of village life without sacrificing modern conveniences and elegant living.”

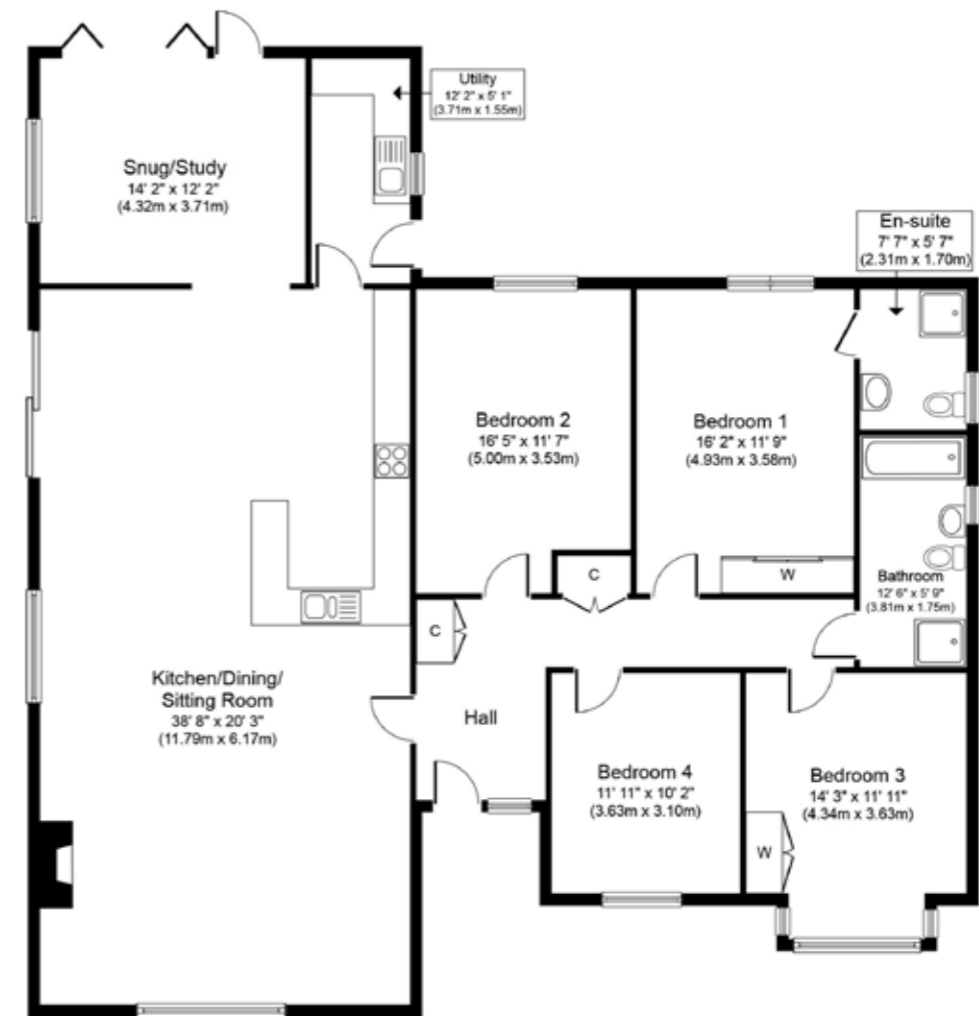
The delightful Georgian town of Holt with its art & antique galleries, boutiques, independent shopping, restaurants, café culture and well-known food hall at Bakers and Larners, showcasing the best of Norfolk’s food heritage, is an enjoyable day out and beyond on the northern coastline you can discover numerous coastal villages all with their own unique character.

This is an exceptional opportunity to experience the tranquillity of village life without sacrificing modern conveniences and elegant living. Don’t miss the chance to make this property home.

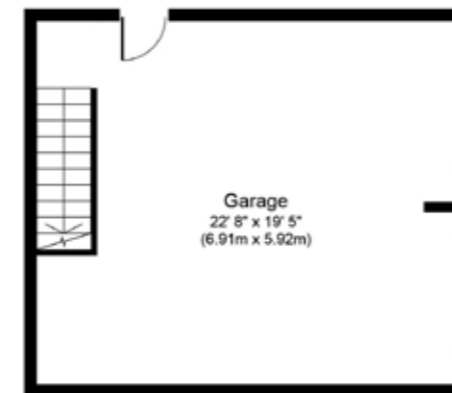




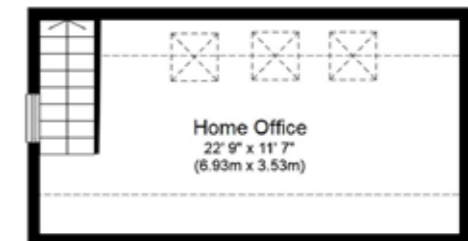




**Approximate Floor Area  
1,985 sq.ft.  
(184.4 sq.m.)**



**Garage Ground Floor  
Approximate Floor Area  
445 sq. ft.  
(41.3 sq. m.)**



**Garage First Floor  
Approximate Floor Area  
263 sq. ft.  
(24.4 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



# Guist

IN NORFOLK  
IS THE PLACE TO CALL HOME



Surrounded by countryside, Guist is a mid Norfolk village with much to offer.

The village has a general store and church and North Elmham some three miles distant provides further facilities including shops, public house, sports centre and schooling.

The city of Norwich is some eighteen miles distant and offers a wide range of commercial, entertainment, shopping, cultural and educational amenities together with an International Airport and Main Line train services to London Liverpool Street. The North Norfolk coast approximately ten miles to the north.

Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food

scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.



Note from Sowerbys



Home office above double garage.

“The home office provides a private and tranquil work environment away from the main house.”

SOWERBYS



## SERVICES CONNECTED

Mains electricity, water and drainage. Air source heat pump to underfloor heating system.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref:- 9320-3359-0300-2097-5105

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: ///vibe.upwards.upstarts

## AGENT'S NOTE

Some images have been virtually staged to show how it could look once furnished.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL