



THE STORY OF

# Floral House

*Whissonsett, Norfolk*

SOWERBYS

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# Floral House

2 Copper Beech Close, Whissonsett,  
Norfolk, NR20 5AT

Spacious Detached Family Home

High Specification Fixtures, Fittings  
and Finishes Throughout

Delightful Brick and Flint Façade

Four Well-Proportioned Double Bedrooms

Two En-Suites and Family Bathroom

Open-Plan Kitchen/Dining/Family Room

Sitting Room with Log-Burning Stove

Generous Enclosed Front and Rear Gardens

Utility Room and Study

Exclusive End of Cul-De-Sac Position

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“I love the cosy log burner in the lounge, and the view from the bedroom window across the fields where you can watch the sunrise..”

Floral House is found at the end of a secluded cul-de-sac in a corner position, within the highly regarded mid-Norfolk village of Whissonsett. It's just a short drive to the nearby market towns of Dereham and Fakenham and a stone's throw away from the beautiful North Norfolk Coast!

Copper Beech Close was supposedly named after the beautiful Beech Tree which is located within the well-proportioned front garden of Floral House. Accessed through five bar gates which lead you onto a expansive private

driveway, you will be sure to be impressed by the delightful brick and flint faced façade of this highly specified family home.

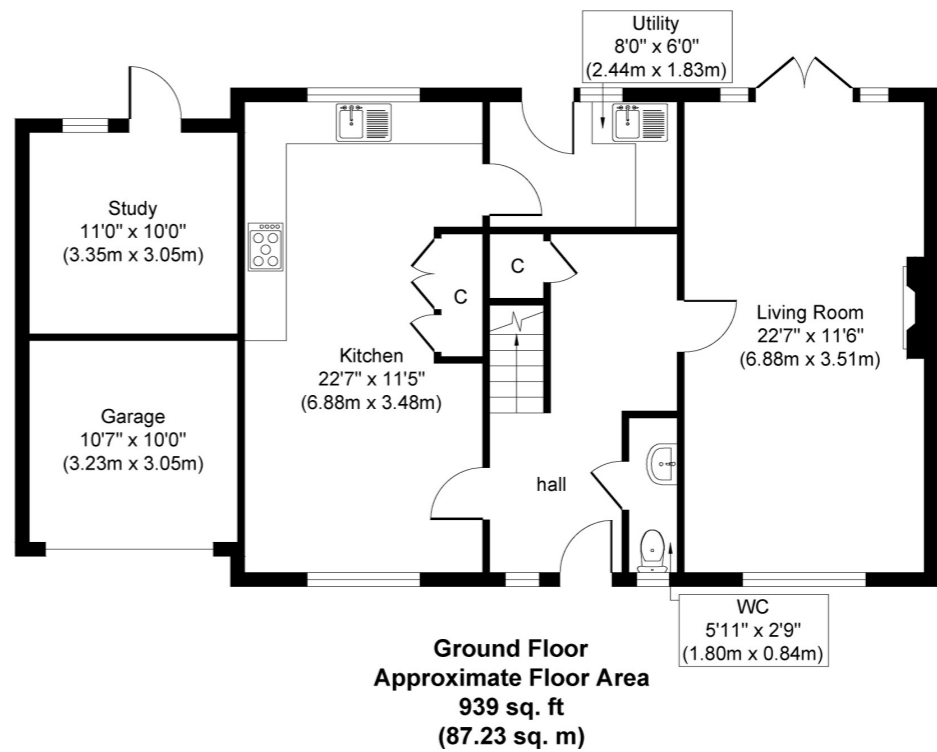
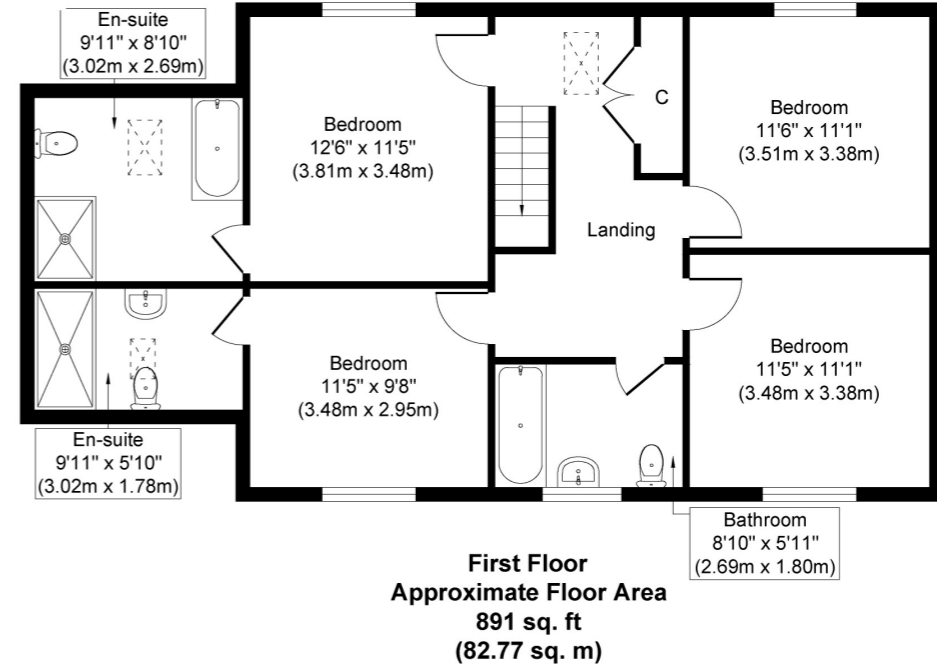
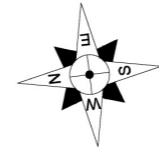
The current owners have owned the property since new in 2020 when it was completed by a firm of Norfolk based builders and craftsmen to an excellent standard of finish. The 'no expense spared' approach is evident upon inspection, with engineered oak floor coverings, underfloor heating and bespoke touches to be found throughout the home.



The property comprises spacious accommodation arranged over two floors, with a light and airy central entrance hall providing access throughout. Firstly the open-plan kitchen/dining room provides an excellent space for family life, a fully fitted kitchen enjoys a host of appliances, as you might expect, with the must-have double butler style sink and a range cooker which is perfect for a country home. The kitchen is further complemented by the adjoining utility/boot room.

Moving through, the sitting room enjoys dual aspects to the front and rear gardens with double doors leading out to the latter. A cosy wood-burner and engineered oak flooring complement this space. All of the ground floor enjoys the benefit of underfloor heating, whilst each room is thermostatically zoned. Finally a downstairs cloakroom completes this floor.

Moving upstairs, each of the well-proportioned rooms are arranged around the landing and are vaulted into the eaves, providing a great degree of character and a sense of space. Four double bedrooms await: the principal room enjoys its own luxurious en-suite facilities, as does bedroom two, whilst the remaining rooms are well-served by a family bathroom.



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.

Outside, the majority of the gardens are laid to lawn with the current owners having continued to improve on this space. The addition of a extensive decked area topped with a pergola and even an outside bar is perfect for entertaining! Field views lie to the rear of the garden providing a delightful backdrop for alfresco dining!



“There are lovely walks around the village and surrounding areas. We are also very lucky as we are a short drive from the coast and the city of Norwich.”



ALL THE REASONS

# Whissonsett

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village that prides itself on its sense of community, Whissonsett has a bowling green, village hall, which holds regular events, a horticultural society, keep fit group and Women's Institute, amongst other things. Whissonsett is in the catchment area for both the sought after and high performing Litcham School as well as Brisley Primary Academy. St Mary's Church dates in part to the 14th and

15th centuries and features a particularly wide nave, a tower with buttresses and battlements with gargoyles. The village sign, designed by a villager features an apple (referring to the orchards run by the Stangroom family), stocks (no longer in the village), a well (no longer the source of water but still in existence) and a windmill (the village used to have two windmills). The market town of Fakenham is approximately four miles away whilst Dereham is a little further, approximately seven miles away.



*Note from the Vendor*



Whissonsett - view towards the church

“Moving to Whissonsett from a town, we’ve enjoyed having so much space around us...”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with underfloor heating to the ground floor and radiators to the first floor.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref:- 8711-7939-6959-9758-7922

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: ///mush.lentil.blink

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# SOWERBYS



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