



THE STORY OF

# Wensum House

*Sparham, Norfolk*

**SOWERBYS**



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# Wensum House

Whitwell Road, Sparham,  
NR9 5PN

Substantial Detached Home

Accommodation Extending to Approximately 2,700 Sq. Ft.

Open-Plan Kitchen/Dining Room

Separate Study

Four Double Bedrooms

Grand Principal Bedroom with En-Suite

Double Garage with Parking for Several Cars

Village Location

Superb Countryside Views

**SOWERBYS DEREHAM OFFICE**

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“Three words to describe our home would be spacious, light and comfortable.”

Located in the wonderful village of Sparham is this lovely four bedroom, detached family home. Approached down a gravel drive at the rear of a small development of homes, not only is there an abundance of space on offer, but a lovely rear garden boasting superb countryside views.

Entering the property, we arrive in a spacious and bright hallway, off which most of the primary ground floor stems.

The kitchen/dining room pulls you towards its double door entrance, with the view of the garden and countryside in the distance - one of many special features of this room. Our sellers have a large family, and this generous room allows plenty of space for them to dine together. Sit down

at the kitchen island to enjoy breakfast in the mornings, or lay out a delicious spread when hosting gatherings with friends. The true gem in the crown is the large pantry, which is hidden away.

This room naturally flows into the garden room, which is a bright and airy space, allowing you to enjoy the outdoors all year round.

The very spacious living room, with its feature fireplace, is a favourite during the winter months.

The ground floor also benefits from a very useful utility room leading into the double garage, a downstairs home office, and separate WC.







Upstairs there are four large double bedrooms, the principal being extra spacious with the added luxury of an en-suite and plenty of built-in storage. The second largest bedroom also has a private shower room and built-in storage. The other two rooms share the well-proportioned family bathroom.





Outside and to the front, nestled behind the gated entrance, there is a double garage and off road parking for several cars.

Whilst to the rear is a lovely lawned garden with a paved patio closer to the house, ideal for entertaining on those warm summer days. Backing onto fields, Wensum House relishes in beautiful countryside views.





“We’ve loved the countryside views and the quiet location...”



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



# 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 the Vendor



Wensum House

“We’ve enjoyed the friendliness of village life...”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via sewage treatment plant. Heating via oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2563-3931-3200-4207-4200

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: ///gladiators.fetch.dares

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# SOWERBYS



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