



## Woodyard House Whitwell Road, Sparham

In Excess of £575,000

Minors & Brady



# Woodyard House Whitwell Road

Sparham, Norwich

Minors & Brady are delighted to welcome you to this exquisite four-bedroom detached property that epitomises a perfect blend of elegance and functionality. With its spacious entrance hall, modern kitchen/diner, generously sized bedrooms, home office, high-standard finishes, and thoughtfully designed outdoor area, this property offers a luxurious and convenient lifestyle. From the moment you step inside, you'll be captivated by the attention to detail and the seamless flow of this exceptional home.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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### LOCATION

(NR9) is a charming village in Norfolk, offering a peaceful rural setting surrounded by picturesque countryside. With easy access to the amenities of nearby Dereham and excellent transportation links, residents enjoy the best of both worlds: a serene lifestyle and convenient connectivity. Welcome to this exquisite four-bedroom detached property that offers a perfect blend of elegance and functionality.

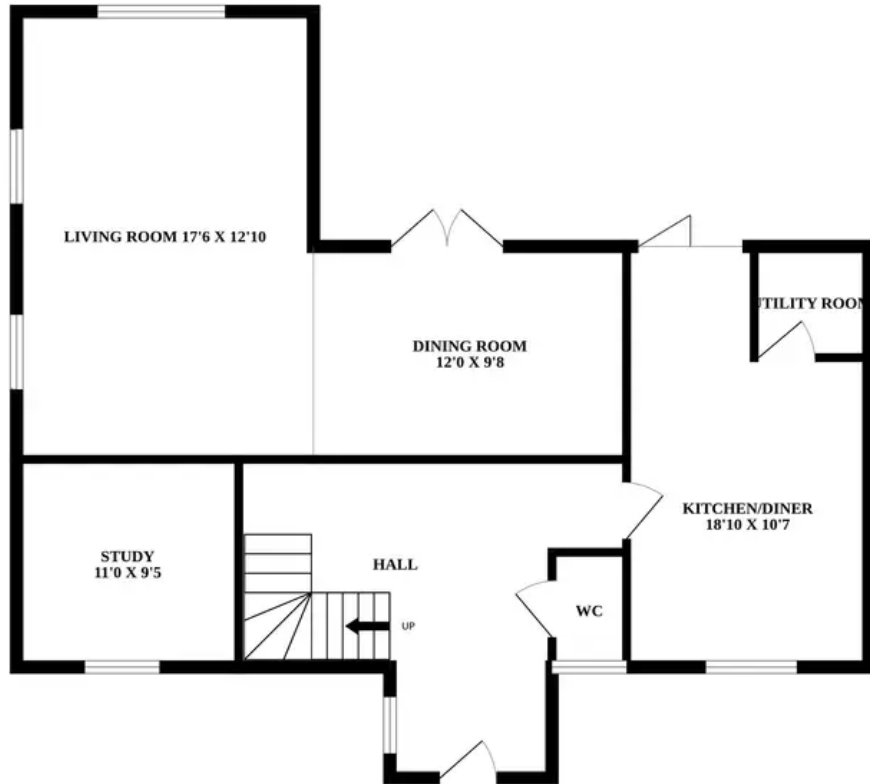
As you step into the entrance hall, you are immediately greeted by a sense of spaciousness and warmth that sets the tone for the entire house. The entrance hall serves as a central hub, connecting various rooms on the ground floor and allowing for seamless movement throughout the house.

### THE PROPERTY

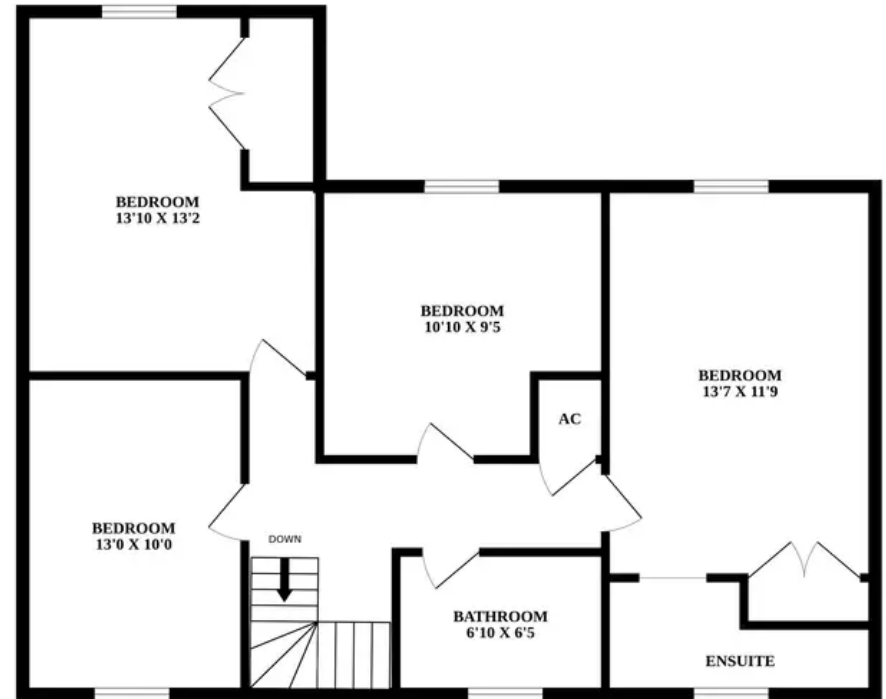
The heart of this home lies in the stunning kitchen/diner, a space designed to inspire culinary delights and provide a comfortable area for dining



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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