



THE STORY OF

Hawthorns

Lyng, Norfolk

SOWERBYS



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Hawthorns

The Common, Lyng,
Norfolk, NR9 5RP

- Deceptively Spacious Semi-Detached Family Home
- Highly Specified and Immaculately Finished Throughout
- Extended and Improved Since New
- Open Plan Kitchen/Dining Room
- Bay Fronted Living Room
- Orangery/Garden Room and Conservatory
- Three Bedrooms, En-Suite and Family Bathroom
- Ample Driveway Parking and Garage
- Solar PV Panels
- Reepham School Catchment Area

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“We would describe our property as a spacious family home.”

Presented in an exceptionally appealing manner, this semi-detached family residence offers a wealth of well-designed and adaptable living spaces spread across two floors, catering to the diverse needs of contemporary family living.

Situated in the popular town of Lyng, the property falls within the catchment zone of the esteemed Reepham Highschool and College, enhancing its appeal to families.

Originally acquired as a meticulously crafted new build in 2013, the current owners have consistently enhanced and

expanded the property, maintaining its pristine condition through thoughtful updates both internally and externally.

The property comprises, an entrance hallway, charming kitchen/dining room, bay-fronted living room, garden room with an orangery-style roof, conservatory, utility room, and a cloakroom, the accommodation seamlessly blends practicality with elegance.

On the first floor, three generously proportioned double bedrooms are complemented by a well-appointed family bathroom, with the principal bedroom boasting its own en-suite facilities.





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.

The home is equipped with UPVC double glazed windows and is heated by oil-fired central heating, augmented by solar PV panels that continue to benefit from a feed-in tariff.

Externally, a spacious driveway welcomes multiple vehicles and provides access to the attached automated garage. The rear gardens showcase meticulous landscaping, featuring a patio and a timber summer house, creating an idyllic setting for al fresco dining during warm summer evenings. The remaining garden is predominantly lawn, bordered by gravel pathways and accompanied by a timber garden shed.



ALL THE REASONS



Lyng

IN NORFOLK
IS THE PLACE TO CALL HOME



Lyng is an attractive and accommodating village, especially for young families, with many activities throughout the year. The village has its own public house, The Fox, which holds a popular pop up street food event every Monday for 6 months of the year, a local convenience shop, fresh fish vans, a mobile post office twice weekly, a mobile library, garage and primary school. In addition, there is a busy village hall, a football pitch, a floodlit multi sports area and playground as well as a tennis club with 2 all weather courts. For the nature lovers there are excellent walks as well as the river which is wonderful for wild swimming and paddle boarding; there is also a bird watching group.

and it is within the catchment area for the popular Reepham High School. The Cathedral City of Norwich is 12 miles away which is dominated by its magnificent Norman cathedral, boasting the largest cloisters in England, the second tallest spire in the country and an amazing 1,200 carved stone roof bosses - one of the greatest art treasures of medieval Europe. Norwich is proud of its past and present status. Its ancient buildings and city wall remains make it the most complete medieval city in Britain. In medieval times Norwich was one of the greatest cities in England, and today, as East Anglia's capital city, it still is - offering a rare blend of historic interest and modern sophistication. The city offers direct rail links to London and international travel via Schiphol airport in Amsterdam.

The village is situated 7 miles from the market town of Dereham and 4 miles from Reepham



Note from the Vendor



“We moved here after living in rural Ireland, and we wanted to remain in a quiet countryside location. We definitely achieved that here.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. The property also benefits from solar PV panels.

COUNCIL TAX
Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9525-3933-0202-2427-0204

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: ///signature.available.image

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