



THE STORY OF
Greenways
Westfield, Norfolk

SOWERBYS

S

THE STORY OF

Greenways

Dereham Road, Westfield,
Norfolk, NR19 1QF

Inviting Front Porch

Efficient Room Connection

Gourmet Kitchen with Ample Space

Two Sunlit Conservatories

Practical Living and Dining Spaces

Three Generous Double Bedrooms

Luxurious Four-Piece Family Bathroom

Sprawling 0.8-Acre Rear Plot (STMS)

Secure Gated Drive

Outdoor Pursuits Potential

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“...emanate warmth and comfort...”

Enter this detached bungalow through a welcoming front porch, designed to greet guests warmly and accommodate coats. The entrance hall acts as the central hub, seamlessly connecting to every room within the property, ensuring a practical and efficient flow throughout.

The kitchen exemplifies both functionality and spaciousness, boasting a well-appointed layout complete with a range cooker and ample countertop space. Adjacent to it, the first conservatory provides a delightful transition space, leading to a versatile boiler room and a conveniently located toilet, adding practicality to everyday living.

Dining and entertaining are effortless with a separate dining room and a comfortably spacious living room, opens into another sunlit conservatory. These spaces emanate warmth and comfort, ideal for both daily living and hosting gatherings.

The bungalow's accommodation extends to three generously proportioned double bedrooms, each designed with simplicity and functionality in mind. The family bathroom, with its four-piece suite, ensures both convenience and comfort for the residents.



Towards the rear of the property lies a sprawling 0.8 acre plot (STMS), showcasing a meticulously maintained mature garden filled with trees, vibrant plants, a charming pergola, and a serene pond. For outdoor enthusiasts, a small paddock adds to the possibilities, suitable for potential equestrian use or even as an allotment space for gardening enthusiasts.



At the front of the property, practicality meets sophistication with a gated drive and a double garage, providing secure parking and convenience for discerning homeowners.



In summary, this bungalow offers a harmonious blend of practicality and comfort, making it an ideal home for those who value functionality without compromising the warmth and charm that a property can provide.





Approximate Floor Area
 1,866 sq. ft
 (173.35 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.

Copyright V360 Ltd 2023 | www.houseviz.com



ALL THE REASONS

Westfield

IN NORFOLK
IS THE PLACE TO CALL HOME



Westfield is situated in a semi-rural hamlet on the outskirts of the popular market town of Dereham.

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the

Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town and has an international airport and a mainline rail link to Liverpool Street, London.



Note from Sowerbys



“This property is ideally located in a semi-rural hamlet, with the convenience of all Dereham has to offer just a short drive away.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2603-3030-7201-6747-3200

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: ///apes.respected.outnumber

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