

THE STORY OF

Elmlea House

North Elmham, Norfolk

SOWERBYS

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Elmlea House

Eastgate Street, North Elmham
Norfolk, NR20 5HF

Extensively Refurbished Family Home

Located on Eastgate Street, North Elmham

Mature Plot with Private Driveway

Striking Open-Plan Kitchen/Living Area

Four Bedrooms with Stylish Family Bathroom

Principal Bedroom with En-Suite Shower Room

Dormer Design Enhances Bedroom Space

Double Garage and Private Shingle Driveway

Meticulously Landscaped Rear Garden

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“We would describe our home as comfortable, flexible and easy.”

Experience refined living in this extensively renovated family home positioned on Eastgate Street in the charming village of North Elmham. Surrounded by mature landscaping, the property offers privacy with a private driveway leading to a double garage.

Our sellers have meticulously modernised the property with great care, focusing on creating a contemporary yet elegant space. The focal point of this transformation is the open-plan kitchen/living area, flooded with natural light from large windows and doors that seamlessly connect to the landscaped garden.

Inside, you'll find a welcoming reception hall leading to a cosy sitting room adorned with a wood-burner, a versatile playroom, and a stylish kitchen/dining/living area. The ground floor is completed by a convenient utility room and cloakroom.

Upstairs, four bedrooms and a family bathroom are arranged around a spacious landing. The principal bedroom features an en-suite shower room. The dormer design of the rear roof elevates the bedrooms overlooking the garden.





First Floor
Approximate Floor Area
777 sq. ft.
(72.22 sq. m)



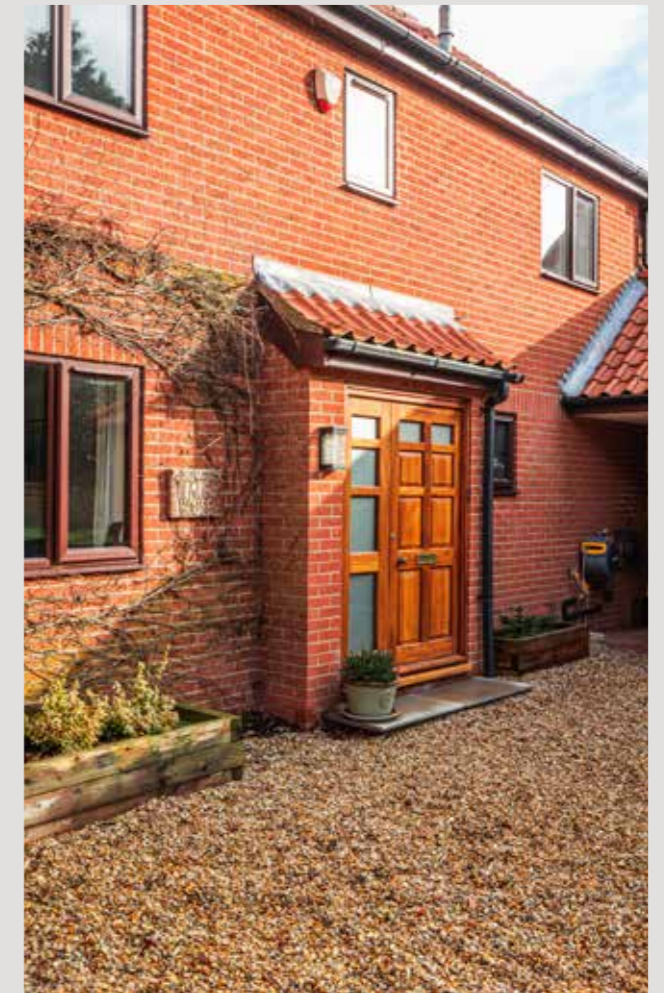
Garage
Approximate Floor Area
400 sq. ft.
(37.16 sq. m)



Ground Floor
Approximate Floor Area
1054 sq. ft.
(97.90 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.

Outside, a private driveway leads to the double garage, while a gated path takes you to a covered walkway with a log store and an east-facing patio basking in the morning sun. The rear garden is mainly lawn with mature trees and a paved seating area. For those who are keen gardeners a vegetable patch with a greenhouse is readily available.



ALL THE REASONS



North Elmham

IN NORFOLK
IS THE PLACE TO CALL HOME



Lying on west bank of the River Wensum, North Elmham has the Medieval church of St Mary, which stands next to the grounds of

the old cathedral and the ruins of the Bishops Chapel close by.

There is a primary school, pub, doctor's surgery, post office and tea room, tennis club and a convenience store. Dereham is approximately five miles away, a busy market town, with a good range of shops, restaurants and cafes. There is also a golf course, swimming pool, secondary schools, hospital and a cinema.

Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Mentioned in The Domesday Book, Neolithic and Iron Age relics have been discovered in the area and the town is believed to lie on

an ancient road with 1,000 Roman coins discovered nearby in 2004. The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Youngsters will relish a trip to Starlings toy store, and Roys department store, a family run business since 1895, is a one-stop shop for just about everything you need.



Note from the Vendor



“Over the past 10 years we have modernised the house to suit our growing family.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating,

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 4234-5822-0409-0837-4296

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: ///poetry.confetti.farmer

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.

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