

A photograph of a two-story house. The upper floor is clad in dark brown horizontal wood slats. The ground floor is made of red brick with decorative stone or pebble inserts. A white front door is centered on the ground floor. The house has a gabled roof with terracotta tiles. The number '2' is visible on the door and a small plaque on the wood paneling.

THE STORY OF
2 Street Farm Loke
North Elmham, Norfolk

SOWERBYS

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THE STORY OF

2 Street Farm Loke

North Elmham, Norfolk
NR20 5HA

Popular Village Location

Three Bedrooms

Oak Flooring

Vaulted Living Room

Log Burning Stove

Double Garage

No Onward Chain

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“We love our home’s unique and interesting design - it’s admired by all.”

Street Farm Loke is an exclusive enclave, offering just five exceptional residences, each crafted with precision circa 2002. Nestled discreetly in a tranquil cul-de-sac off Eastgate Street, this prestigious development resides in the heart of North Elmham, a village renowned for its abundant amenities and charm.

No. 2, a pinnacle of sophistication, was meticulously selected off-plan by

its current owner and has since been cherished as a beloved home.

Upon entering, you’ll find a spacious ground floor with a welcoming entrance hall that includes a convenient study area, a stylish cloakroom, and a gourmet kitchen and dining area, along with a separate utility room. There’s also a vaulted double-aspect sitting room that fills with natural light, creating an elegant and grand atmosphere.



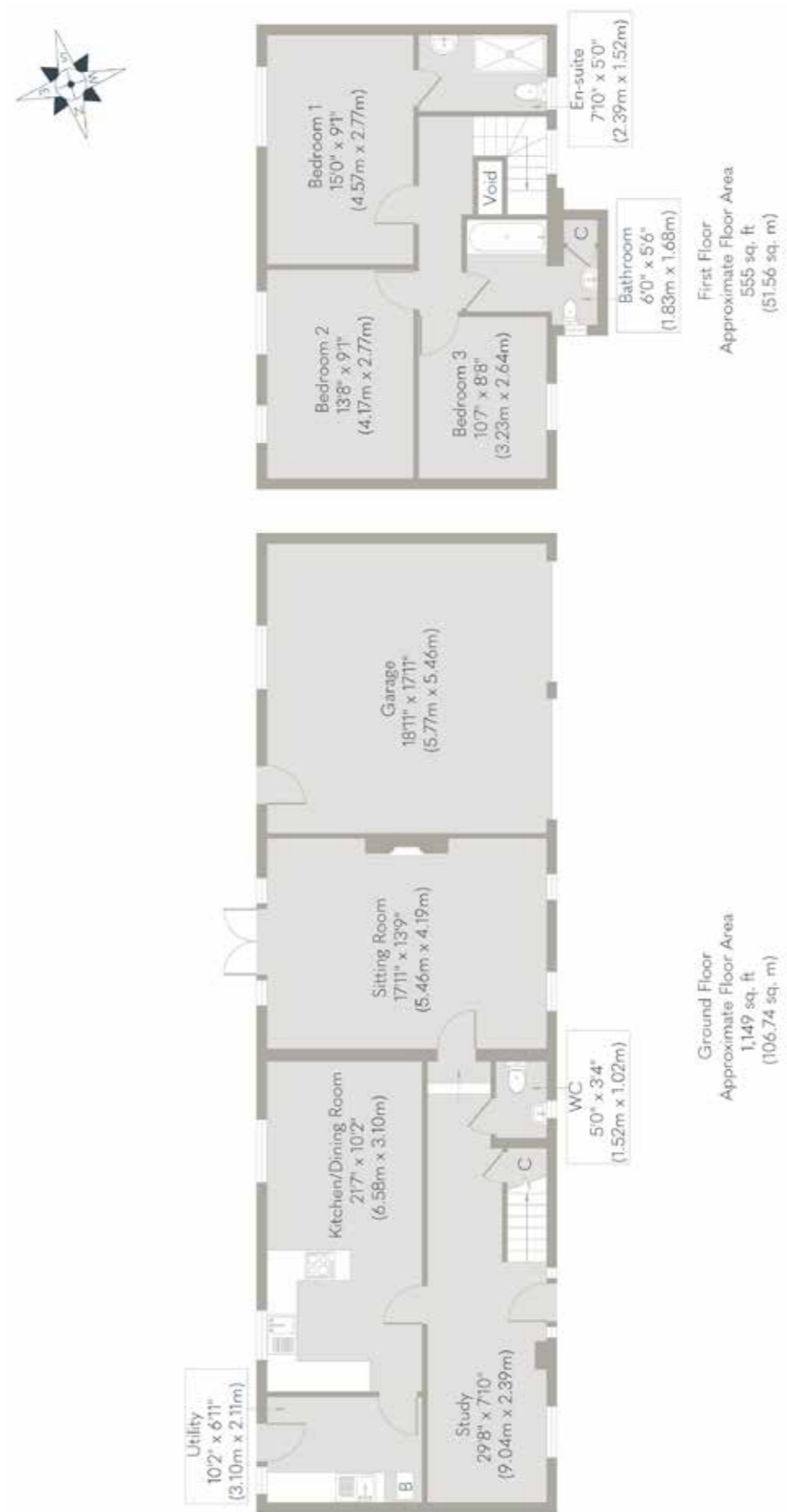
Ascend the staircase to discover a haven of tranquillity on the first floor. Here, three generously sized double bedrooms await, one boasting a luxurious en-suite shower room, and a family bathroom. Each room is adorned with vaulted ceilings with exposed beams, adding a touch of rustic elegance to the contemporary design.

Thoughtfully appointed with engineered oak floors, terracotta-style tiles, painted four-panel internal doors, and timber double glazed windows and doors, every detail speaks to the discerning taste of the homeowner.





Step outside to revel in the meticulously landscaped rear garden, complete with a lush lawn and ample driveway parking leading to an attached double garage.



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



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



“We’d describe our home as unique and welcoming, with great potential for entertaining friends and having visitors to stay.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 0466-3931-6209-2267-9200

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: ///crowds.salmon.betrayed

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