



THE STORY OF
2 Hill Paddocks
Lyng, Norfolk

SOWERBYS



THE STORY OF

2 Hill Paddocks

Lyng, Norfolk
NR9 5RN

Detached Family Home

Located in a Well-Served Village

Accommodation Stretching to over 3,600 Sq. Ft.

Five Bedrooms

Two Bedroom Self-Contained Annexe

Six Reception Rooms

Large Kitchen/Breakfast Room

Recently Updated Throughout

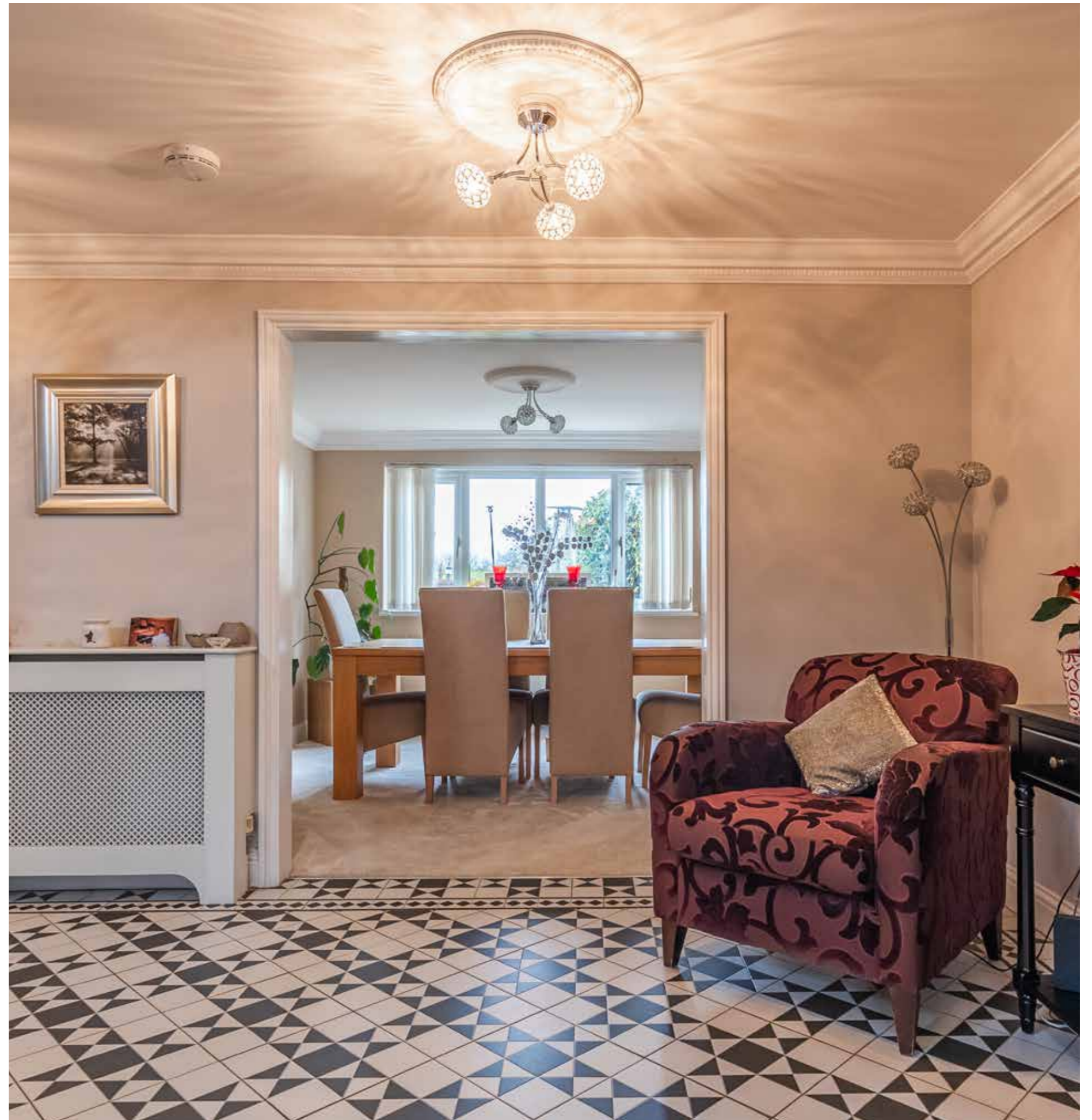
Triple Garage

Exclusive Private Development

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Built in 2001 to an exceptionally high standard and recently updated, 2 Hill Paddocks is an outstanding and well-proportioned property. Located within an exclusive private development of just three homes, this impressive residence offers six reception rooms, five bedrooms, three bathrooms, and a beautifully appointed two-bedroom self-contained annexe, providing a rare blend of versatility and luxury.

The ground floor welcomes you with an entrance porch leading into a grand reception hall, featuring an elegant wooden staircase that sets the tone for the property's refined interiors. The sitting room is a highlight, with its central brick fireplace and french doors opening to the rear garden, creating a perfect space for relaxation or entertaining. Complementing the sitting room are a formal dining room, a study, and a cloakroom, offering a variety of functional yet stylish spaces.

At the heart of the home is a spacious kitchen and breakfast room, fitted with a Range Master and providing a sociable seating area that invites family gatherings. This space is complemented by a practical utility room and a generously sized conservatory, adding further versatility to the ground floor layout.





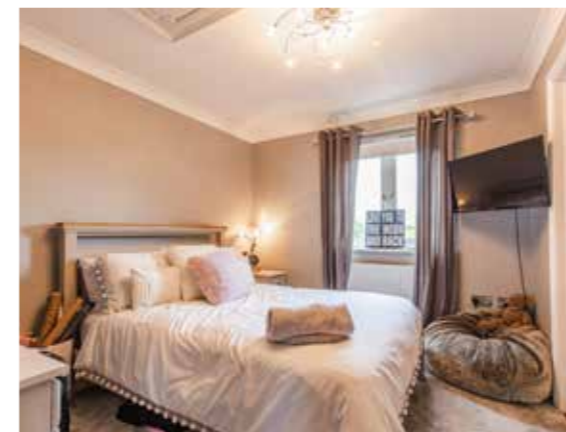
The first floor features a striking galleried landing that leads to a luxurious principal bedroom suite. This private retreat includes bespoke fitted wardrobes and an exquisitely designed en-suite shower room. Four additional bedrooms, two of which share an adjoining shower room, along with a separate family bathroom, complete the upper level, ensuring comfort and convenience for all.

Adding to the property's appeal is a self-contained annexe, which offers flexible living options. Arranged over a single floor, it includes an entrance hall, a sitting room with a conservatory, a fully equipped kitchen, two bedrooms, and a shower room.



The outdoor spaces are equally impressive, with a beautifully landscaped garden at the rear, perfect for relaxing or entertaining. To the front, a terrace enhances the property's curb appeal, completing the sense of style and sophistication that defines 2 Hill Paddocks.

This remarkable property offers a rare opportunity to enjoy a luxurious and flexible lifestyle within a prestigious and tranquil setting.



ANNEXE



ANNEXE



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



Lyng

A CHARMING HOME IN THE HEART OF NORFOLK

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.

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



Note from Sowerbys



“At the heart of the home, the sociable kitchen invites family gatherings.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 8423-7525-5980-7162-0906

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: ///calms.operating.myth

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

