



S



THE STORY OF

# 14 Northfields Lane

*Westfield, Norfolk*

SOWERBYS



THE STORY OF

# 14 Northfields Lane

Westfield, Norfolk  
NR19 1FT

---

Executive Detached Family Home

Accommodation Stretching to 2,442 Sq. Ft

Four/Five Bedrooms

Open Plan Living

Large Sitting Room

Separate Dining Room

Family Bathroom and Two En-Suites

Large Garden

Double Garage

---

**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com





This stunning executive detached family home offers over 2,442 sq. ft. of meticulously updated and improved accommodation, presenting a perfect blend of modern design and timeless elegance. Situated in a sought-after location, the property boasts an exceptional standard of finish and versatile living spaces—ideal for growing families or those who love to entertain.

The ground floor is designed to impress. It features a large, open-plan living area that seamlessly connects the kitchen, dining, and family spaces, creating a hub for socialising and day-to-day living. A separate dining room provides a more formal space for hosting, while the expansive sitting room offers a tranquil retreat with ample natural light.

The property's versatility is evident in the four/five generously sized bedrooms, one of which is currently used as a study. The principal bedroom and a second bedroom both benefit from luxurious en-suite shower rooms, while a stylish family bathroom serves the remaining bedrooms. Each space has been finished to an impeccable standard, ensuring comfort and functionality throughout.

Externally, the home is equally impressive. The large garden offers a private, beautifully landscaped setting—perfect for outdoor entertaining, gardening or simply relaxing. A double garage and ample driveway parking add practicality and convenience, complementing the home's executive appeal.





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 2024 | www.houseviz.com

# Westfield

LOCATED IN THE  
MIDDLE OF NORFOLK

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



“Situated in a sought-after location, the property boasts an exceptional standard of finish and versatile living spaces...”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump with underfloor heating to ground floor and radiators upstairs

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:- 8000-0064-0032-3204-3123

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: ///hoped.deposits.clouding

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 1989 —

 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

