



WOODLAND VIEW

DEREHAM



INTRODUCING

Woodland View

Windmill Avenue, Dereham, Norfolk
NR20 3BE

Three Double Bedrooms

Two Ensuite Plus Additional Spacious Guest Bathroom

Spacious Kitchen Dining Family Room

Separate Dual Aspect Sitting Room

Wonderful Specification Throughout

West Facing Garden with Indian Sandstone Patio

Wonderful Quiet Location

Woodland Views Behind - Not Overlooked by Housing

Detached Garage and Driveway for 3 Plus Vehicles

Solar Panels and Car Charging Point

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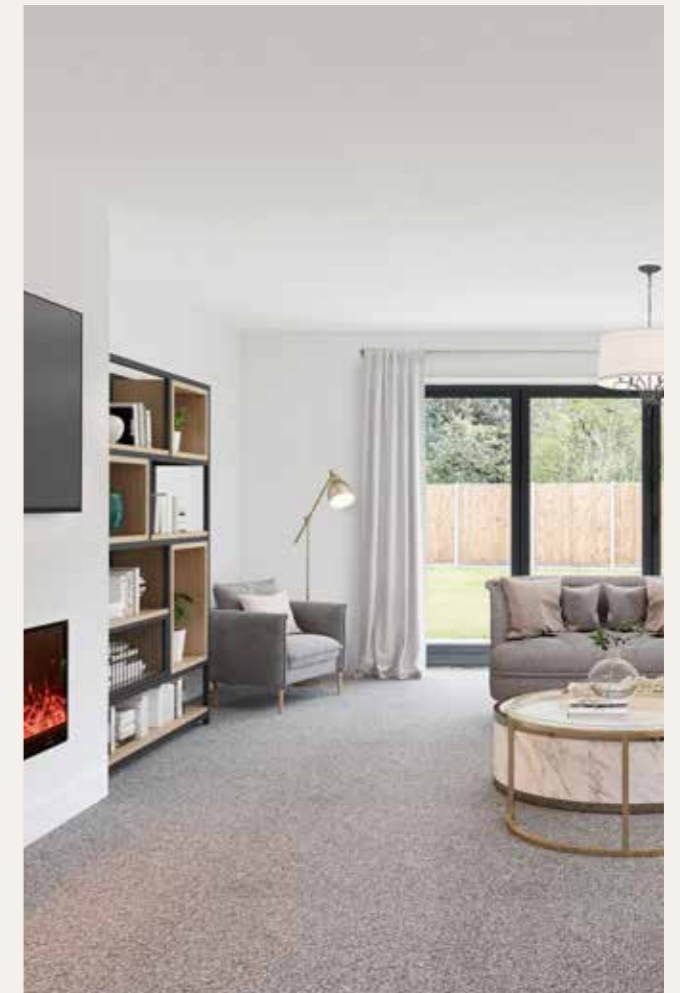


“...this brand new modernistic bungalow presents an exquisite blend of comfort and elegance.”

Just minutes from the historical town centre of Dereham, this brand new modernistic bungalow presents an exquisite blend of comfort and elegance. With three generous double bedrooms, including two ensembles and a sumptuous family bathroom, every aspect of this home exudes refined living.

Indoors you will discover an expansive kitchen diner complemented by a separate

living room, offering ample space for family gatherings. Both living areas seamlessly extend onto Indian sandstone patio zones, perfect for relaxation and entertaining. Stepping into the west-facing spacious garden, which gracefully abuts conservation woodland, the only sounds are the chorus of morning birdsong and the gentle rustle of trees in the summer breeze.





“...embrace
a lifestyle of
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Enjoy year-round comfort with zone-controlled underfloor heating, ensuring an ideal atmosphere for every occasion.

The property features parking for at least three vehicles, with garage access via an electric roller door. Encircled by manicured lawns and enclosed by timber fencing, the grounds also include hedgehog highways to welcome local wildlife.

Boasting meticulous attention to detail throughout, embrace a lifestyle of tranquillity and sophistication in this versatile home.





A Bespoke Quality

Beautifully built to a high specification

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| <ul style="list-style-type: none"> • KITCHEN / UTILITY ROOM • Contemporary two tone kitchen units • Integrated AEG dishwasher • Integrated AEG double oven • Integrated AEG combination oven • Integrated full height fridge & full height freezer • Integrated Bins • AEG 5 ring induction hob with extractor above • Quartz worktops and matching upstands throughout kitchen and utility room • Inset stainless steel 1.5 bowl sink (single in utility room) • Integrated wine coolers • Matching contemporary kitchen units in utility room | <ul style="list-style-type: none"> • INTERIOR (GENERAL) • Bi-folding doors to rear • LVT wood effect floorings to hallway, kitchen, utility room • Underfloor heating throughout with zone control to each area • Bedrooms ready for carpet • Solid oak doors throughout |
| <p>BATHROOM / ENSUITES</p> <ul style="list-style-type: none"> • Wall mounted vanity units • Heated towel rails • Wall mounted WC's • Contemporary Shower enclosures • Bathroom and ensuites have tiled floorings | <ul style="list-style-type: none"> • EXTERIOR • Shingle driveway • Traditional brick and block construction • Pantile roof • Flush casement uPVC double glazed windows with composite doors to front and side • Front lawn with low maintenance planting • Detached garage with electric roller door and personal door • Exterior lighting • External tap • Rear garden is laid to lawn with Indian sandstone patios • Enclosed garden, timber fencing with concrete posts and base panels • Inset Solar Panels |





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
Dereham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, 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.

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 deer 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 of 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. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from Sowerbys



The rear garden, graciously abuts conservation woodland.

“...an exquisite blend of comfort and elegance.”

SOWERBYS



SERVICES CONNECTED

- Gas Central heating
- Mains water
- Mains drainage
- Fibre available .

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

TENURE

Freehold.

LOCATION

What3words: /// ///formally.gilding.version

AGENT'S NOTE

Some photographs have been virtually staged to show how the property could look once furnished.

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

Land & New Homes Specialists

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