



14 Northfields Lane, Westfield
Offers In Excess Of: £750,000

14 Northfields Lane

Westfield, Dereham

Seldom does a home of this caliber come to market, offering over 2,800 sq. ft. of luxurious living space, ideally suited for both family living and refined entertaining. The expansive open-plan kitchen, living, and dining area is a true spotlight, featuring high-performance appliances, stunning granite countertops and an abundance of natural light that connects to the beautifully landscaped rear garden through bi-fold doors.

Each of the four generously sized bedrooms has been carefully crafted, with the principal suite showcasing a sleek en-suite shower room and ample storage, while the remaining rooms offer versatility and space. Outside, the 0.5-acre (stms) garden provides an ideal setting for outdoor dining, play, or relaxation, framed by mature trees for added privacy. Complete with a double garage, private driveway and exceptional finishes throughout, this property offers rare luxury in a highly desirable and well-connected area.





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The Location

Westfield is a highly desirable village, offering a rare merge of rural location with easy access to nearby conveniences. Set in a peaceful, countryside setting, this location provides the perfect balance of seclusion and connectivity. Just shy of the A47, residents enjoy the calm of village life while remaining within a short drive of Dereham, a popular market town that boasts a wide array of amenities.

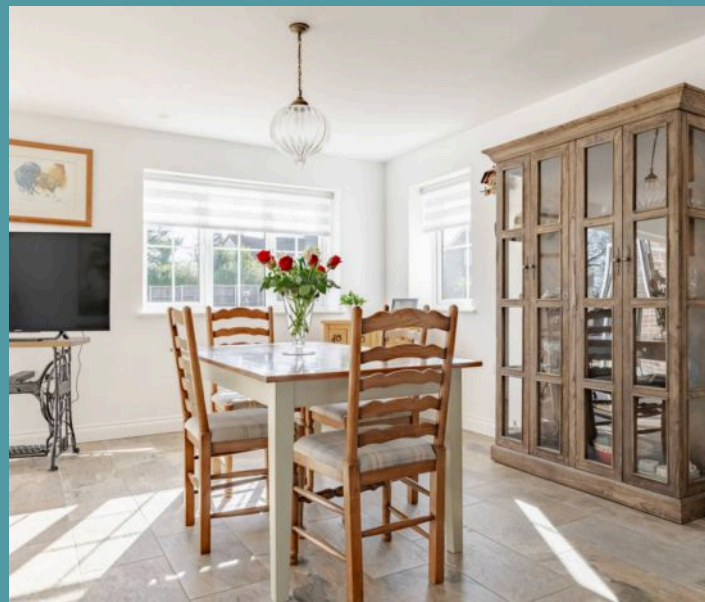
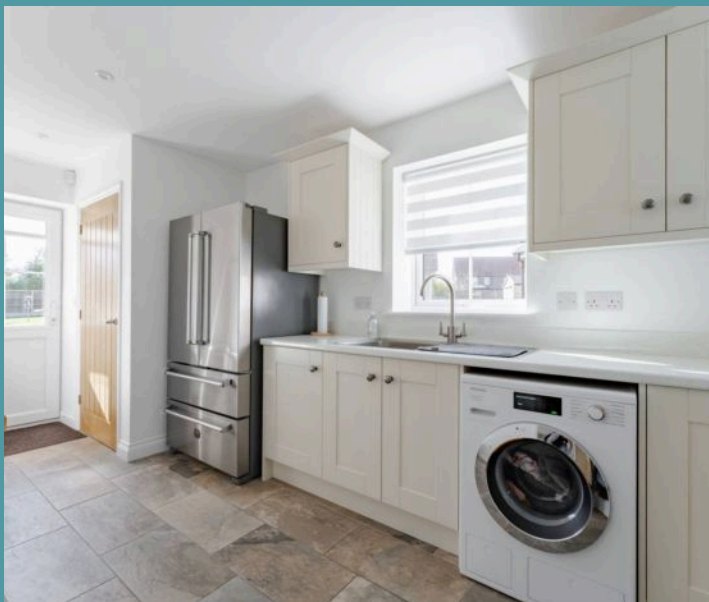
From supermarkets and shops to an excellent selection of restaurants and schools catering to all ages, everything you need is just a few minutes away. The village itself is home to a charming parish church and a network of scenic countryside walks, offering an idyllic backdrop for families seeking a serene environment. With direct transport links to nearby towns and Norwich City Centre, Westfield truly provides the best of both worlds—peaceful living with effortless access to urban conveniences.

Agents Note

Sold Freehold

Connected to mains water, electricity, gas and treatment plant for drainage source.

Covenant: There shall be no residential construction on the right-hand side of the property.



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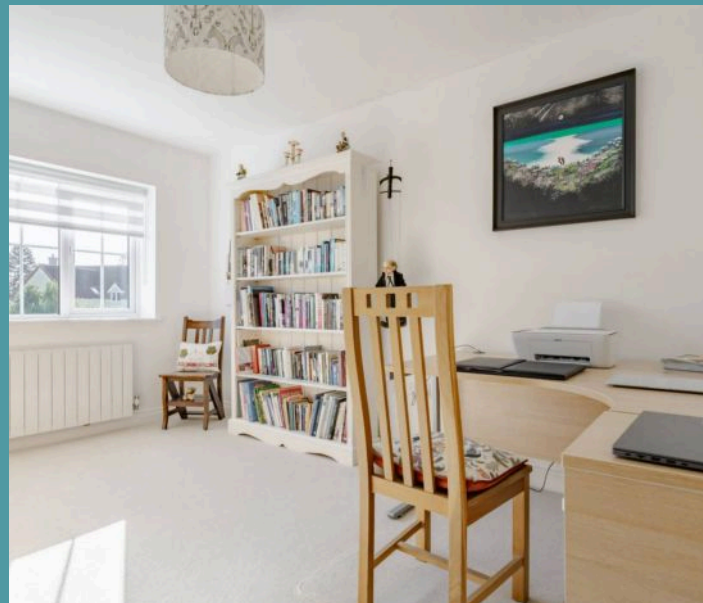
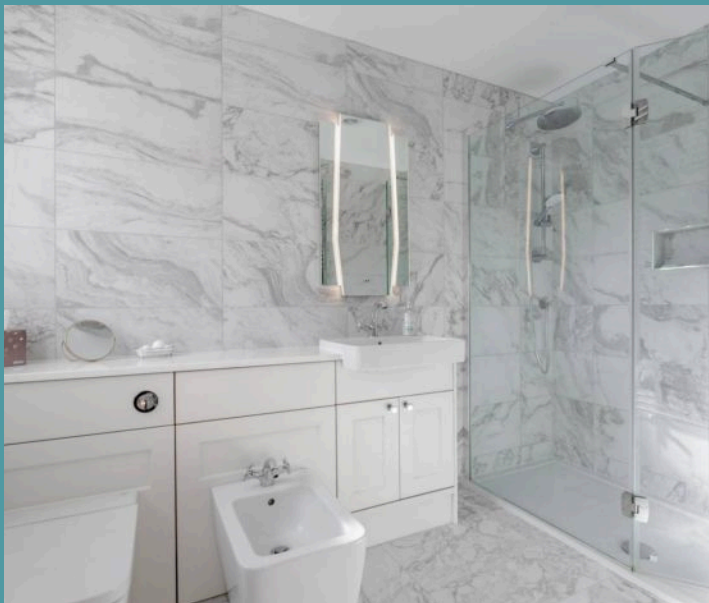
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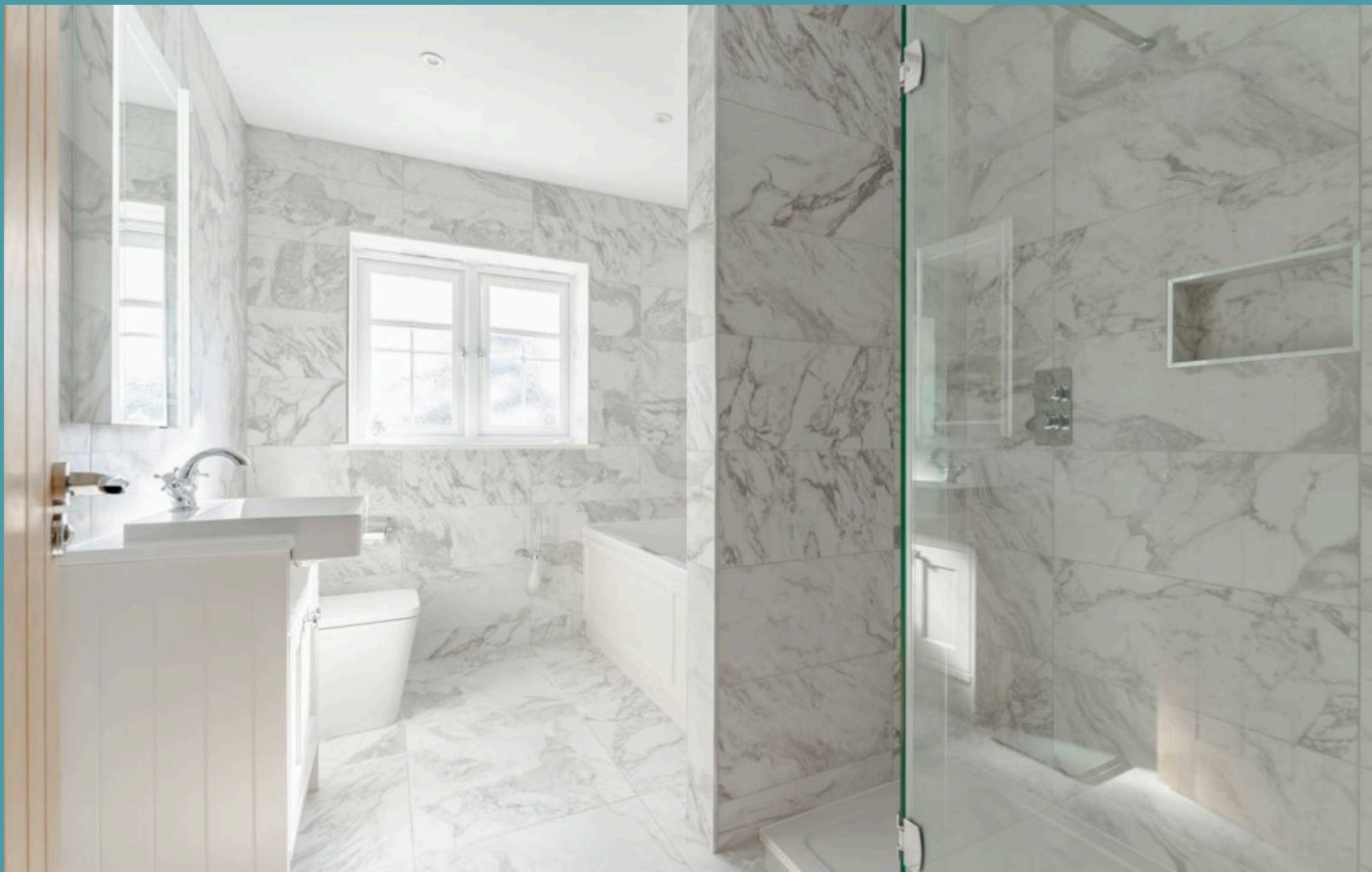
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Delivering over 2,800 sq. ft. of luxurious living space, this exceptional executive family home occupies a beautifully maintained 0.5-acre plot (STMS) in one of the area's most desirable and well-connected settings.

A classy exterior is framed by traditional estate fencing and approached via a private driveway leading to a spacious double garage—offering both aesthetic and real-world application. The welcoming storm porch, flanked by wooden beams, makes a first impression, while the light-filled entrance hall sets the tone for the quality and finish found throughout the home. From the outset, you'll notice the attention to detail—from bespoke window shutters in key rooms for privacy and light control, and a calming, neutral colour palette that enhances the home's natural brightness.

The heart of the home is undoubtedly the expansive open-plan kitchen, living and dining area—crafted for modern family living and effortless entertaining. Designed with clean lines and elegant function, the kitchen is fitted with high-end appliances, extensive storage and stunning granite worktops that create a durable yet visually rich workspace.





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Generous seating and dining zones are framed by oversized windows and bi-fold doors that flood the room with light and invite views of the immaculate rear garden. A separate, generously proportioned sitting room with dual-aspect glazing offers a cosy yet spacious setting, complete with a feature brick fireplace and a log-burning stove that adds character and warmth. For added flexibility, a further reception room off the hall—currently dressed as a formal dining space—could function just as easily as a fifth bedroom, snug, or stylish home office.

Upstairs, the property continues to impress with four spacious bedrooms, each thoughtfully styled and finished to a high specification. The principal suite offers ample fitted storage and a sleek en-suite shower room with contemporary fixtures and finishes. A second bedroom also enjoys en-suite facilities—perfect for older children or overnight guests—while the remaining bedrooms are served by a well-appointed family bathroom, featuring a deep bathtub and chrome fittings.

Throughout the upper level, large windows maintain the home's signature sense of light and space, with tasteful décor that balances luxury with comfort. Every room has been carefully curated by the current vendors, ensuring the entire home feels cohesive, stylish, and move-in ready.





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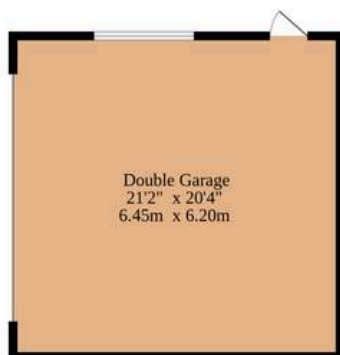
The outside space is just as impressive. The rear garden has been meticulously landscaped to offer defined sections for play, relaxation, and outdoor dining, bordered by mature trees and shrubs for privacy without feeling enclosed.

There's more than enough room for summer entertaining or simply enjoying the outdoors in peace. The property also benefits from a double garage with internal lighting and power, ideal for additional storage or hobbies, and the sweeping driveway ensures parking is never a concern.



Rarely does a home combine such generous proportions, premium materials, and family functionality in a location that provides easy access to schools, transport links, and daily amenities.

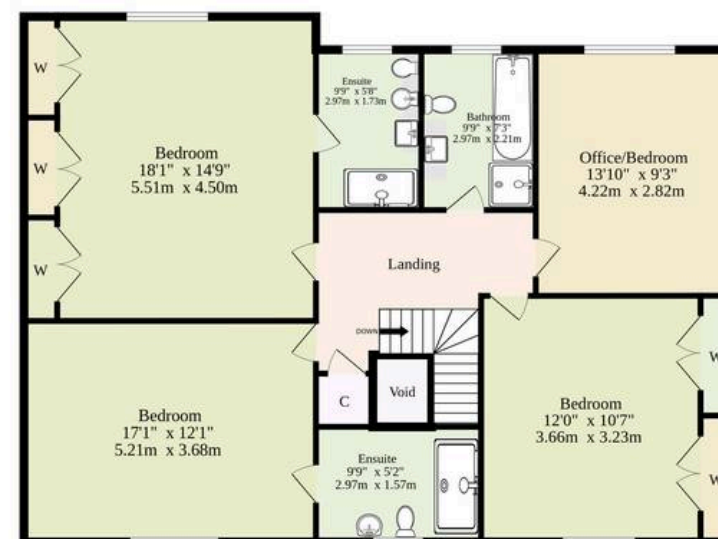
Garage
432 sq.ft. (40.1 sq.m.) approx.



Ground Floor
1406 sq.ft. (130.6 sq.m.) approx.



1st Floor
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2850 sq.ft. (264.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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