



4 Parfitt Close, Foxley

Dereham



Minors & Brady

4 Parfitt Close

Foxley, Dereham

With its classic red brick exterior and peaceful village backdrop, this beautifully balanced home offers a mix of modern comfort and rural appeal. Built in 2021 and set within a discreet, non-estate setting, it feels calm and considered from the moment you arrive. Light-filled interiors flow easily from room to room, with soft finishes, underfloor heating, and open-plan living designed for everyday ease. The outlook across hedgerows and paddocks brings a sense of quiet connection to nature, while the enclosed rear garden offers just the right amount of space to enjoy the outdoors in privacy. Inside, it's stylish and move-in ready; outside, the Norfolk coast and city life are just a short drive away. It's a home that balances simplicity, substance, and setting in one appealing package.

- Attractive red brick link-detached home built in 2021
- Peaceful village location with countryside views over hedgerows and paddocks
- Spacious lounge/diner with recently added media feature wall
- Modern kitchen/breakfast room with integrated appliances and garden outlook
- Three well-proportioned bedrooms, including main with en-suite
- Stylish family bathroom with high-quality fittings and natural light
- Underfloor heating throughout the ground floor for year-round comfort
- Enclosed rear garden with patio, lawn, and sleeper-edged beds
- Off-road parking for up to three vehicles plus attached garage
- Energy-efficient air source heating system and double glazing throughout





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The Location

Foxley is a rural village situated in central Norfolk, approximately 6 miles north-east of Dereham and around 15 miles north-west of the city of Norwich. Located along the A1067, a key route between Fakenham and Norwich, the village offers a peaceful countryside setting while remaining within convenient reach of larger towns and amenities.

Foxley itself is small and has limited local services, nearby villages such as Bawdeswell and Foulsham—both within a couple of miles—offer essential amenities including a convenience store, post office, and primary schools. Secondary education is accessible in the nearby market town of Reepham, home to the well-regarded Reepham High School and College. Healthcare needs are served by local GP surgeries in Swanton Morley and North Elmham, with more comprehensive medical services available at Dereham Hospital or the Norfolk and Norwich University Hospital.

Transport links are reasonable for a rural area; regular bus services along the A1067 connect residents to both Dereham and Norwich, where wider shopping, healthcare, and employment options are available. While Foxley lacks a train station, rail access is possible via Wymondham or Norwich, both offering connections to the national rail network. The area is also well-known for Foxley Wood, a large nature reserve just outside the village, providing excellent walking routes and seasonal wildlife attractions.

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Parfitt Close, Foxley

Placed within a peaceful village setting, this stylish three-bedroom link-detached home offers a rare combination of contemporary living and countryside charm. Built in 2021, the property is beautifully presented throughout and sits within a small, non-estate development, enjoying views across hedgerows and paddocks from its front-facing rooms.

Just a 30-minute drive from both the Norfolk coastline and the historic city of Norwich, and around 15 minutes from the well-regarded market town of Reepham, the location offers excellent access to both lifestyle and practicality.

Inside, the property opens into a welcoming entrance hall with underfloor heating running throughout the ground floor, providing comfort in every season. At the front of the home, a smartly designed kitchen/breakfast room offers ample storage, modern appliances, and a view over the front garden and beyond. The heart of the home lies in the generously sized lounge/diner to the rear, a light-filled space that opens directly onto the garden and features a recently installed media wall, perfect for relaxed evenings or entertaining.



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Upstairs, the main bedroom is a lovely setting, complete with an en-suite shower room and views over the private garden. Two further bedrooms—both well-proportioned—are served by a modern family bathroom, with high-quality finishes and excellent natural light throughout.

Outside, the property benefits from an enclosed rear garden, laid to lawn with a paved patio and sleeper-edged flowerbeds. It's a private, manageable space ideal for outdoor dining or family play. To the front, there's off-road parking for up to three vehicles in addition to an attached garage, offering both convenience and security.

With its energy-efficient air source heating, double glazing, and tasteful finish, this is a superb, low-maintenance home in a desirable and well-connected Norfolk village. Ideal for families, professionals, or downsizers seeking peace without compromise.

Agents Note

Sold Freehold

Connected to air-source heat pump, mains water, electricity and drainage.

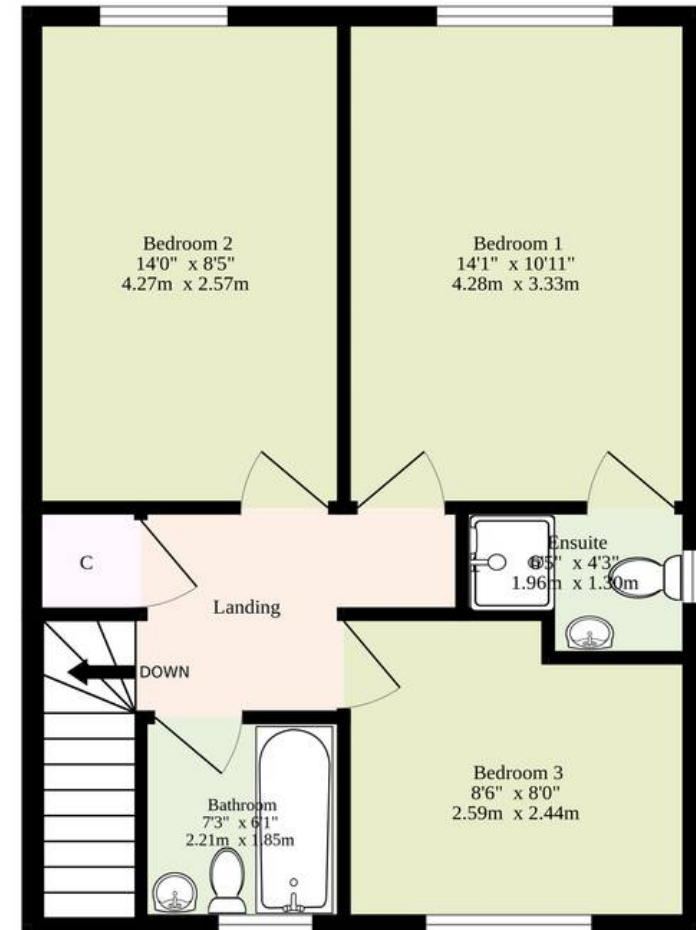


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Ground Floor
688 sq.ft. (63.9 sq.m.) approx.



1st Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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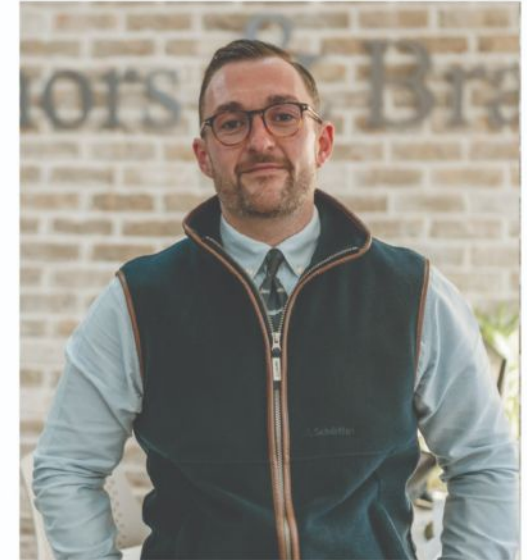
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