



Punch Bowl Dereham Road, Garvestone

Norwich



Minors & Brady

Approaching along a private driveway, the home begins to emerge in the distance, set proudly within its surrounding grounds and framed by peaceful countryside. This four-bedroom detached property offers impressive space throughout, creating a home well suited to growing families and those seeking a quieter rural lifestyle. A variety of reception areas provide flexibility for entertaining, relaxing, working from home, or pursuing creative interests. Practical additions including a double garage, outbuildings and useful service spaces further enhance the everyday functionality of the property. The bedrooms are all generously sized, with the principal room benefitting from an ensuite alongside a well-appointed family bathroom. Requiring modernisation, this property offers a fantastic opportunity to shape and transform a substantial countryside home to suit modern living.

- Four generous bedrooms including a principal suite with private ensuite and a separate family bathroom
- Impressive sitting room providing a spacious and comfortable hub for family living and entertaining
- Multiple reception spaces including a reception room and dedicated study, ideal for working from home
- Kitchen with adjoining pantry offering practical storage and excellent potential for redesign
- Dining room leading to a charming conservatory creating a light-filled space overlooking the grounds
- Unique art room with staircase to a large loft space, ideal for creative use or additional storage
- Highly practical layout featuring a utility room, rear porch, ground floor WC and separate sink room
- Entrance hall creating a central access point to the ground floor accommodation
- Double garage, separate shed and ample driveway parking





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Garvestone, Norwich

The Location

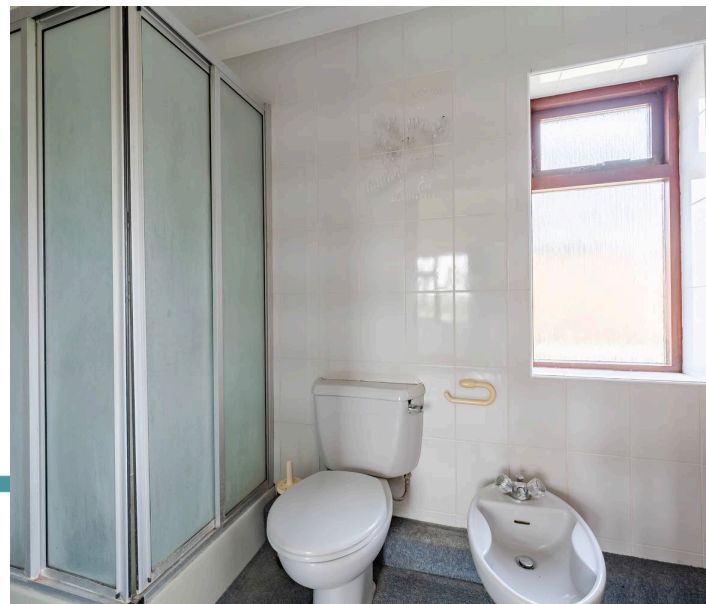
Life in Garvestone offers the kind of quiet, countryside setting many people look for when moving to a village. Surrounded by open fields and rolling Norfolk countryside, it's a place where everyday life moves at a gentler pace, while still being within easy reach of the essentials.

Step outside and you'll find plenty of opportunities to enjoy the outdoors. A network of footpaths and country lanes makes the area ideal for walking, especially for dog owners who want open space close to home. The surrounding farmland and countryside provide a peaceful backdrop, and on some days you may even spot the Dereham steam train passing through the distance, a small reminder of the area's heritage.

Garvestone itself has a friendly village feel, with the Garvestone Village Hall serving as a focal point for local events and gatherings. While the village keeps its rural character, the nearby town of Dereham is only a short drive away and provides a wide range of everyday amenities.

In Dereham you'll find several supermarkets, including Tesco and Aldi, making grocery shopping simple and convenient. The town also offers a range of practical services such as doctors' surgeries, dentists, pharmacies and other local shops, so most day-to-day needs are well catered for close by.

For travel further afield, Garvestone benefits from good road links. Both the A11 and A47 are within easy reach, providing straightforward connections to surrounding towns and cities. The A47 offers a direct route into Norwich, while the A11 connects towards Newmarket and beyond, making commuting or day trips relatively straightforward from this rural location.



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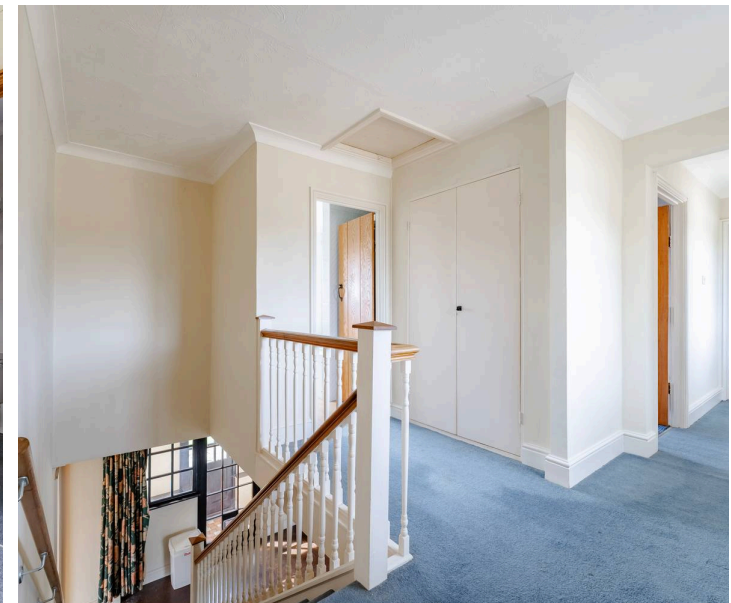
Tucked away within the rural surroundings of Garvestone, this four-bedroom detached home sits proudly within a generous plot, approached via a long private driveway that creates a wonderful sense of arrival. As you travel along the driveway, the property gradually appears in the near distance, framed by open surroundings and its expansive grounds which gently envelop the home. The exterior presents a light façade complemented by dark-framed windows, creating an attractive contrast that stands out within the countryside setting.

Approaching the front of the property, you are greeted by ample parking and practical outbuildings including a double garage and a separate shed, both offering excellent storage solutions. The plot itself surrounds the home, providing a strong sense of privacy and space that will appeal to those seeking a rural lifestyle with room to grow, garden, or simply enjoy the open setting.

Upon entering the home, you arrive in a welcoming entrance hall which provides access to the main ground floor accommodation. The layout offers a variety of reception and functional spaces suited to family living. A reception room provides a comfortable area for relaxation, while a separate study offers a quiet workspace ideal for home working or reading.

A conveniently located WC serves the ground floor.

Towards the rear of the property, the home opens into additional living spaces including a dining room, perfect for family meals and gatherings, and a small conservatory that offers a pleasant outlook over the garden and surrounding plot.



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The kitchen sits nearby and is accompanied by a useful pantry for additional storage. A large sitting room forms one of the key living areas of the house, offering generous proportions and excellent potential to create a warm and inviting family space.

Further practical areas on the ground floor include a rear porch, a utility room, and an additional WC with sink room, providing useful everyday functionality for a busy household.

An art room adds a creative and flexible space within the home, with stairs ascending from here to a substantial loft space which offers further possibilities for storage or future adaptation (subject to any necessary permissions).

Upstairs, the property provides four well-sized bedrooms, each offering comfortable proportions suitable for family living. The principal bedroom benefits from its own ensuite bathroom, while the remaining bedrooms are served by a family bathroom. All rooms offer good space and natural light, continuing the sense of openness found throughout the property.

Set within a peaceful rural setting, the home offers an excellent opportunity for buyers seeking a spacious family property with character and potential. While the house would benefit from modernisation, it provides a strong foundation with generous room sizes, a flexible layout, and an enviable plot size that surrounds the home.

Overall, this is a great family home in a countryside location, offering space, privacy, and the opportunity to update and personalise to suit modern living.

Agents Note

This property will be sold freehold.



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