



2 Church Road, Wood Norton

Dereham



Minors & Brady

2 Church Road

Wood Norton, Dereham

Life in Wood Norton offers a gentle rhythm, and this semi-detached home places you right at the heart of its welcoming village community. With strong kerb appeal, generous parking and a wide lawned frontage, the property opens into a bright entrance hall with a WC, leading through to a comfortable sitting room with a wood burner and French doors to the garden. The open-plan kitchen/dining room provides an ideal setting for everyday living, while upstairs three large double bedrooms include a principal suite with its own shower room. The extensive rear garden offers real scope, with a patio, sweeping lawn, vegetable beds and established planting such as Wisteria, a rose bush and a buddleia, creating a natural backdrop for outdoor enjoyment.

Agents Notes

Freehold

Connected to mains water and electricity.

Hive heating system.

Oil boiler.

Please note that this property has asbestos in the understairs cupboard.



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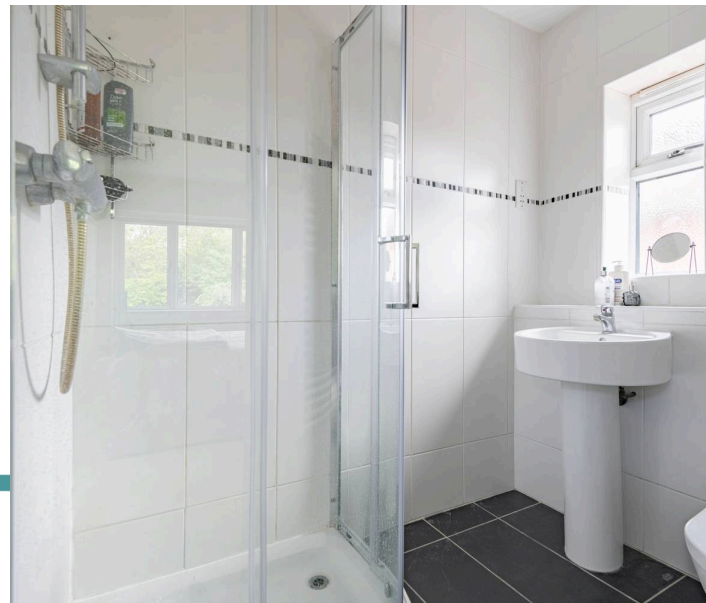


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- In the rural Norfolk village of Wood Norton, lies this semi-detached residence that enjoys a peaceful position
- Kerb appeal with off-road parking for multiple vehicles and a large lawned front garden
- Comfortable sitting room accentuated by a cosy wood burner and French doors that open out to the garden
- Impressive open-plan kitchen/dining room that creates an effortless flow for everyday living and entertaining
- Kitchen fitted with units, an integrated oven, areas for your appliances and plumbing for laundry goods
- Three large double bedrooms, one of which is a principal bedroom that benefits from a private en-suite shower room
- Family bathroom comprising of a classic three-piece suite
- Hive heating system and brand-new windows and doors installed in 2023
- Extensive garden that offers endless possibilities, featuring a patio for outdoor seating, a sweeping lawn, a timber shed, vegetable beds and established shrubbery



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Wood Norton

Church Road sits within the small rural village of Wood Norton, a quiet part of north Norfolk surrounded by farmland, woodland and open countryside. The setting has a settled, traditional feel, with nearby villages such as Guist, Foulsham and Briningham all close by, and the market towns of Holt and Fakenham offering wider services within easy reach. Wood Norton has a village hall and a friendly community base, while day-to-day amenities are found in nearby Guist and Foulsham, with larger supermarkets including Tesco Superstore, Morrisons and Aldi in Fakenham.

Families typically look to Foulsham Primary School or Astley Primary School, with secondary options such as Reepham High School and Sheringham High School. Transport links are straightforward, with the A1067 and A148 providing routes towards Norwich, Holt and the north Norfolk coast, making the area well suited to anyone wanting village living with simple access to countryside walks, nearby towns and the wider county.



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Set within the rural Norfolk village of Wood Norton, this semi-detached residence enjoys a peaceful position within a friendly community known for its village events and community orchard. The property presents strong kerb appeal, with off-road parking for multiple vehicles and a large lawned front garden offering an inviting first impression.

A welcoming entrance hall sets the tone for the home, bright and airy in feel and complemented by a convenient WC. The sitting room provides a comfortable space for everyday living, featuring a cosy wood burner, wooden floorboards and French doors that open directly to the garden.

An impressive open-plan kitchen/dining room creates an effortless flow for both daily routines and entertaining, fitted with units, an integrated oven, space for appliances and plumbing for laundry goods.

Upstairs, the property offers three large double bedrooms, including a generous principal bedroom with its own private en-suite shower room. A family bathroom serves the remaining rooms, fitted with a classic three-piece suite. There is also loft access with a fitted ladder, providing useful additional storage.

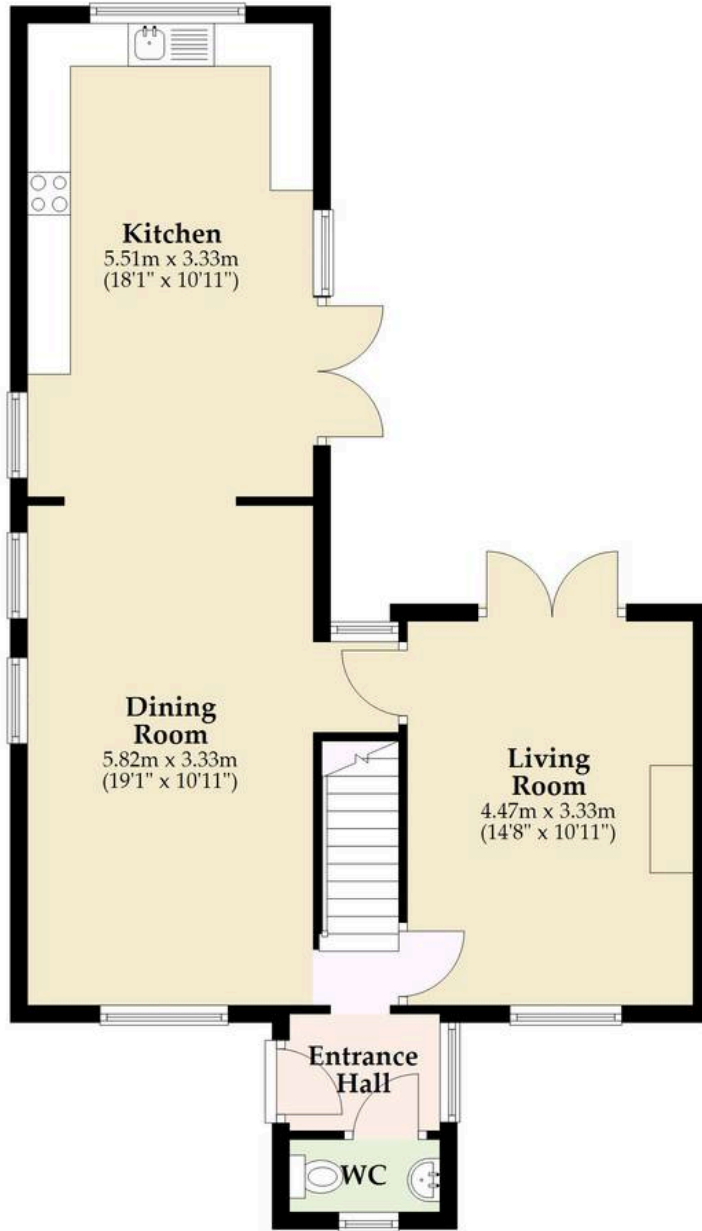
The extensive rear garden is a standout feature, offering excellent scope for outdoor enjoyment. A patio provides space for seating, leading onto a sweeping lawn bordered by established shrubbery. The garden includes a timber shed, vegetable beds and a selection of mature planting, including Wisteria, a rose bush and a buddleia, creating a charming and varied backdrop.



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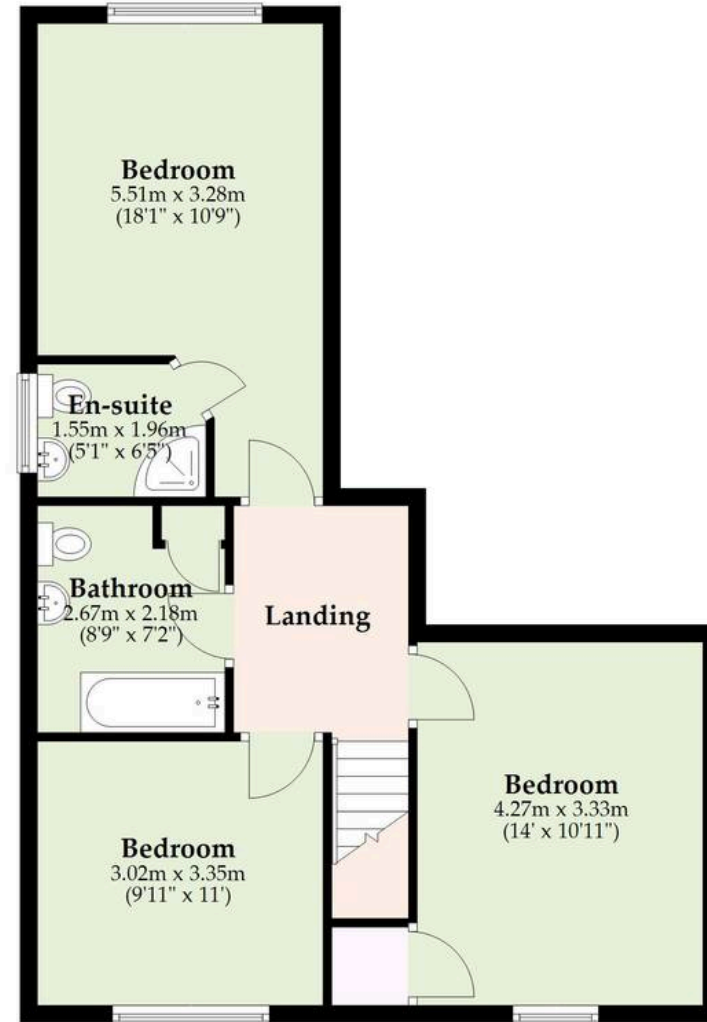
Ground Floor

Approx. 61.6 sq. metres (663.5 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 120.0 sq. metres (1291.8 sq. feet)

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.

Plan produced using PlanUp.

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