



Station House Eastgate Street, North Elmham

Dereham



Minors & Brady

Station House Eastgate Street

North Elmham, Dereham

From the first moment inside, the house feels thoughtfully crafted for people who value space, light and a setting that supports both busy days and slower moments. Recently renovated and extended to a high standard, this detached family home offers a beautifully arranged layout with four double bedrooms, three bright reception rooms and a striking open-plan kitchen/dining space designed for everyday living and effortless entertaining. Energy-efficient solar panels enhance its modern appeal, while the landscaped garden elevates the lifestyle offering with two ornamental ponds, a greenhouse and a luxury hot tub. A versatile garden pod, currently arranged as a home office, gym and bar, adds further flexibility, creating a home that supports work, wellbeing and leisure with equal consideration.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Air source heat pump.

Solar panels are owned outright by the current owners.



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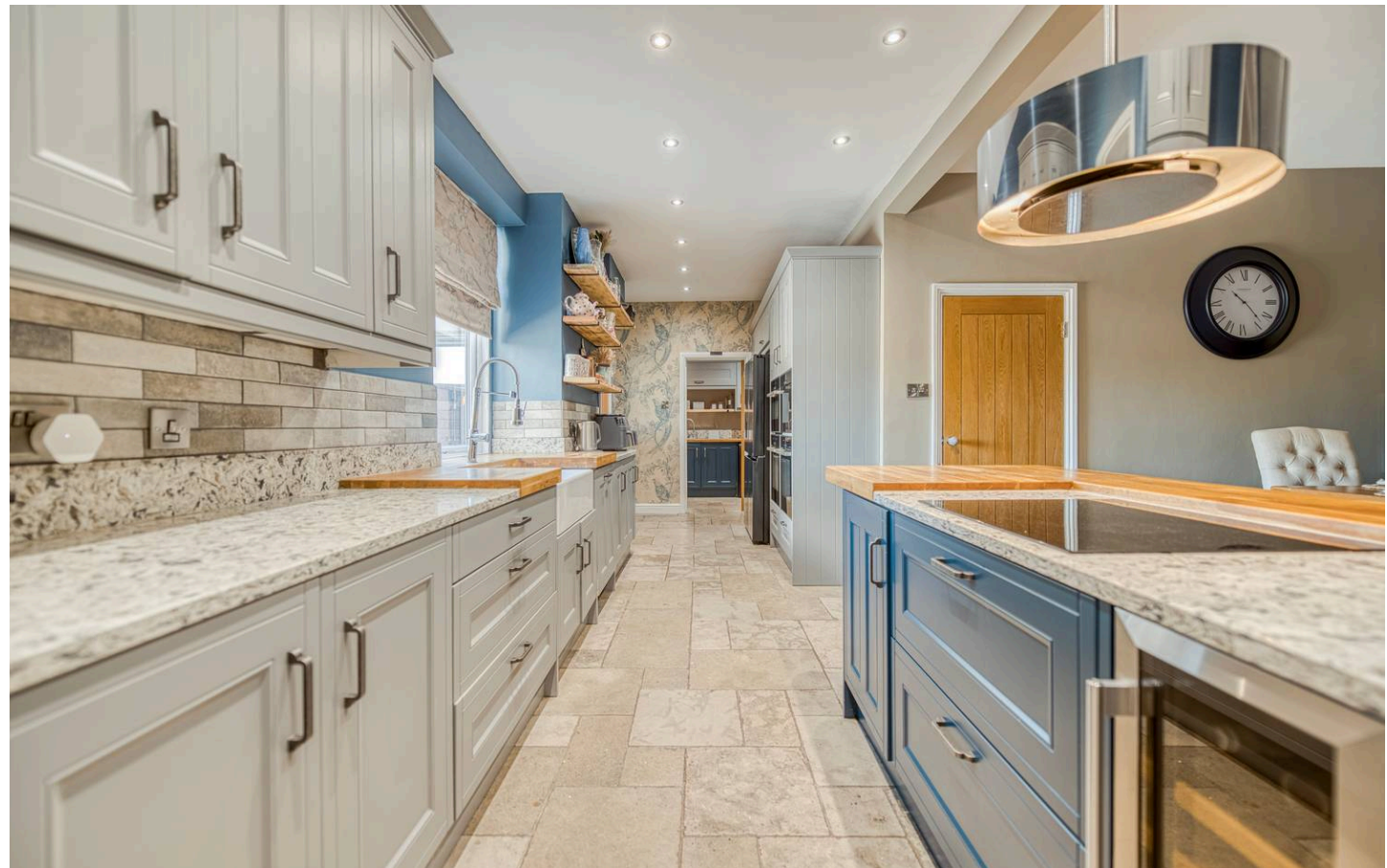


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- Newly renovated detached family home finished to a high standard throughout
- Energy-efficient solar panels and an air source heat pump supporting reduced running costs
- Four double bedrooms including an impressive principal suite with dressing room and a private ensuite
- Three well-proportioned reception rooms offering excellent space for family living and entertaining
- Contemporary open-plan kitchen/dining area with quality fitted appliances and generous storage
- Bathrooms currently being renovated to create updated, modern finishes
- Landscaped rear garden featuring two ornamental ponds, a greenhouse and defined seating areas
- Timber garden pod arranged as a home office, gym and bar, offering valuable additional flexibility
- Generous shingle driveway and a double garage, set within a sought-after village surrounded by countryside



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North Elmham

Eastgate Street sits in a quiet, characterful part of North Elmham, a well-served Norfolk village surrounded by open countryside and gentle walking routes. The setting feels peaceful yet practical, with everyday amenities close by, including a village shop, post office, pub, tea room, doctors' surgery and a strong sense of community centred around the village hall and sports field. For a wider choice of shopping, Tesco Superstore and Lidl in Dereham are the nearest major supermarkets, around ten minutes by car.

Local schooling is straightforward, with North Elmham Primary School in the village and Dereham Neatherd High School and Dereham Sixth Form serving older students. Transport links are convenient for a rural location: regular bus services connect North Elmham with Dereham and Fakenham, and from Dereham you can access routes towards Norwich. Road connections make commuting into Norwich (around 35–40 minutes) simple, opening up a full range of employment, cultural and leisure options. Altogether, Eastgate Street offers a calm village lifestyle with easy access to essential amenities, good schools and straightforward links to the wider region.



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The property is approached via a wide shingle driveway providing ample off-road parking, leading to a double garage, framed by mature planting that enhances privacy and kerb appeal.

The entrance hall creates an immediate sense of arrival, with decorative tiling and a natural flow through to the principal rooms. The open-plan kitchen/diner is a standout feature, a sophisticated space designed for cooking, gathering and entertaining, complete with high-quality appliances, generous storage and room for relaxed dining. An adjoining utility room adds further convenience, suitable for laundry appliances.

The family room offers an exceptional setting for hosting or unwinding, with oak flooring, underfloor heating and two sets of bi-folding doors that open the space to the garden. A separate living room with a log burner provides a warm, atmospheric space for evenings at home, while a versatile study offers an ideal work-from-home environment or additional bedroom if required.

The first-floor landing is notably spacious, offering room for seating and creating a calm transition to the bedrooms. The principal suite is a highlight of the home, featuring a generous bedroom, a private dressing room, a contemporary ensuite and French doors opening to a Juliette balcony with far-reaching countryside views. Three further double bedrooms provide excellent accommodation for family and guests, served by a family bathroom.



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To the rear, the landscaped garden offers an inviting setting for outdoor living. A large lawn, patio and decking areas create distinct spaces for dining and entertaining, while a luxury hot tub provides a relaxing focal point for evenings outdoors. Two ornamental ponds add character and interest to the garden design, complemented by a greenhouse and vegetable patches that are ideal for those who enjoy growing their own plants or produce. A timber garden pod provides a superb additional asset, currently arranged as a home office, gym and bar, offering flexibility for work, fitness or leisure.

This is a home that offers space, style and thoughtful design in equal measure, a property where modern living feels effortless, and where every room has been shaped with comfort and quality in mind. Its generous accommodation, landscaped gardens and excellent village setting make it an exceptional opportunity for those seeking a high-calibre family home in one of Norfolk's most appealing locations.



Ground Floor

Approx. 73.2 sq. metres (787.4 sq. feet)
(excluding Kitchen, Dining Room, Garage, Entrance Hall, WC)



First Floor

Approx. 85.3 sq. metres (917.7 sq. feet)
(excluding En-suite, Inner Hallway, Bathroom, Balcony, Landing)



Total area: approx. 158.4 sq. metres (1705.1 sq. feet)

Sqft excludes hall, landing and garage.

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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