



32 Guist Road, Foulsham

Dereham



Minors & Brady

32 Guist Road

Foulsham, Dereham

Framed by wraparound climbing foliage, this is a home that immediately captures both charm and presence from the very first glance. Extending to over 2,100 sq. ft., this impressive detached residence offers generously proportioned rooms and a well-considered layout centred around a sociable kitchen and dining space, complete with a Belfast sink, alongside a welcoming sitting room with log burner and direct garden access. Upstairs, four well-sized double bedrooms include a principal suite, providing both flexibility and comfort. Outside, the property continues to impress with an immaculately maintained garden, patio areas and open field views, enhancing the sense of privacy and outlook. The converted garage provides a versatile gym or workspace, while ample parking ensures practicality. Further benefits include the efficiency of an air source heat pump, creating a home that delivers both lifestyle and substance.

- Detached family home extending to over 2,100 sq. ft. of accommodation
- Striking wraparound climbing foliage creating a charming frontage
- Generously proportioned rooms throughout with excellent flow
- Sociable kitchen/dining space with Belfast sink and garden access
- Characterful sitting room with exposed brick fireplace and log burner
- Four well-sized double bedrooms including a principal suite
- Versatile converted garage ideal as a gym, studio or home office
- Immaculately maintained garden with lawn, patio and field views
- Ample off-road parking via a spacious shingle driveway
- Energy-efficient air source heat pump for modern, sustainable living





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The Location

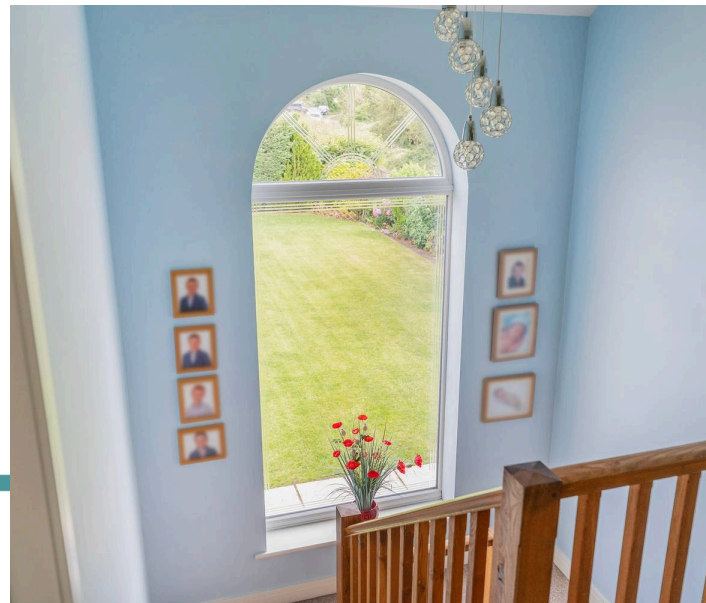
Situated within the well-regarded village of Foulsham, Station Road enjoys a convenient yet distinctly rural setting, offering a strong sense of community alongside the tranquillity of the surrounding Norfolk countryside. The village itself provides a selection of everyday amenities, including a local shop, primary school and traditional public house.

Foulsham holds a long-established place within North Norfolk, known for its historic roots and period properties, which contribute to its quietly attractive streetscape and enduring appeal. The pace of life here is relaxed, with a genuine village atmosphere that appeals to those seeking a more considered way of living.

Nearby, the market towns of Dereham and Reepham offer an extended range of facilities, including supermarkets, independent retailers, cafés, restaurants and healthcare services, ensuring that broader amenities are within easy reach.

The area is also well connected by road, allowing straightforward access to Norwich, with its wider range of cultural, retail and employment opportunities, as well as connections to the wider region. This balance of accessibility and countryside setting makes the location particularly appealing to those who commute or enjoy the flexibility of reaching both town and country with ease.

Surrounded by open farmland and unspoilt countryside, the area offers a wealth of opportunities for walking, cycling and enjoying the outdoors. Quiet country lanes and local footpaths provide easy access to the landscape, making it ideal for those who appreciate fresh air, space and a connection to nature.



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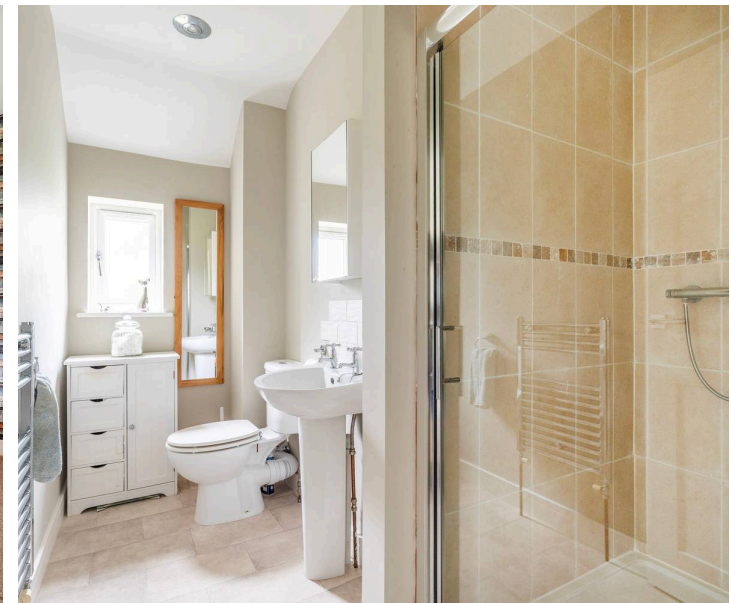
Guist Road, Foulsham

This impressive detached family home offers an exceptional sense of space and balance, extending to over 2,100 sq. ft. of accommodation, with generously proportioned rooms and a layout designed to suit both everyday living and entertaining.

The property is immediately distinguishable by its stunning wraparound climbing foliage, which softens the front elevation and creates a charming, almost whimsical first impression, while a shingle driveway provides ample off-road parking for multiple vehicles.

Upon entering, you are welcomed into a spacious and inviting entrance hall, setting the tone for the scale felt throughout the home, with access to all principal ground floor accommodation. The sitting room is particularly well-proportioned and centred around an attractive exposed brick and oak fireplace with inset log burner, creating a warm and characterful focal point. Double doors open directly onto the garden, allowing the space to flow naturally outdoors.

The heart of the home lies within the sociable kitchen, dining and family space, a room designed with both practicality and lifestyle in mind. The kitchen is fitted with modern units and finished with a Belfast sink, adding a touch of character alongside everyday functionality. This is a space where cooking, dining and gathering come together seamlessly, with ample room for a large dining table and informal seating. A second access point leads directly out to the patio and garden, further enhancing the connection between inside and out.



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A separate utility room and ground floor WC provide added convenience. Upstairs, the feeling of space continues with four well-sized double bedrooms, all offering excellent proportions. The principal bedroom suite includes its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, providing a practical arrangement for both family life and guests.

Externally, the property continues to impress. The rear garden has been immaculately maintained, offering a generous lawn alongside a patio seating area, ideal for outdoor dining and entertaining.

The garden enjoys a pleasant outlook with field views beyond, enhancing the sense of privacy and openness. In addition, the former garage has been converted into a home gym, creating a versatile external space that could equally be used as a home office or studio, complemented by a separate storage area.

Further benefits include the installation of an air source heat pump, contributing to the home's energy efficiency and modern appeal.

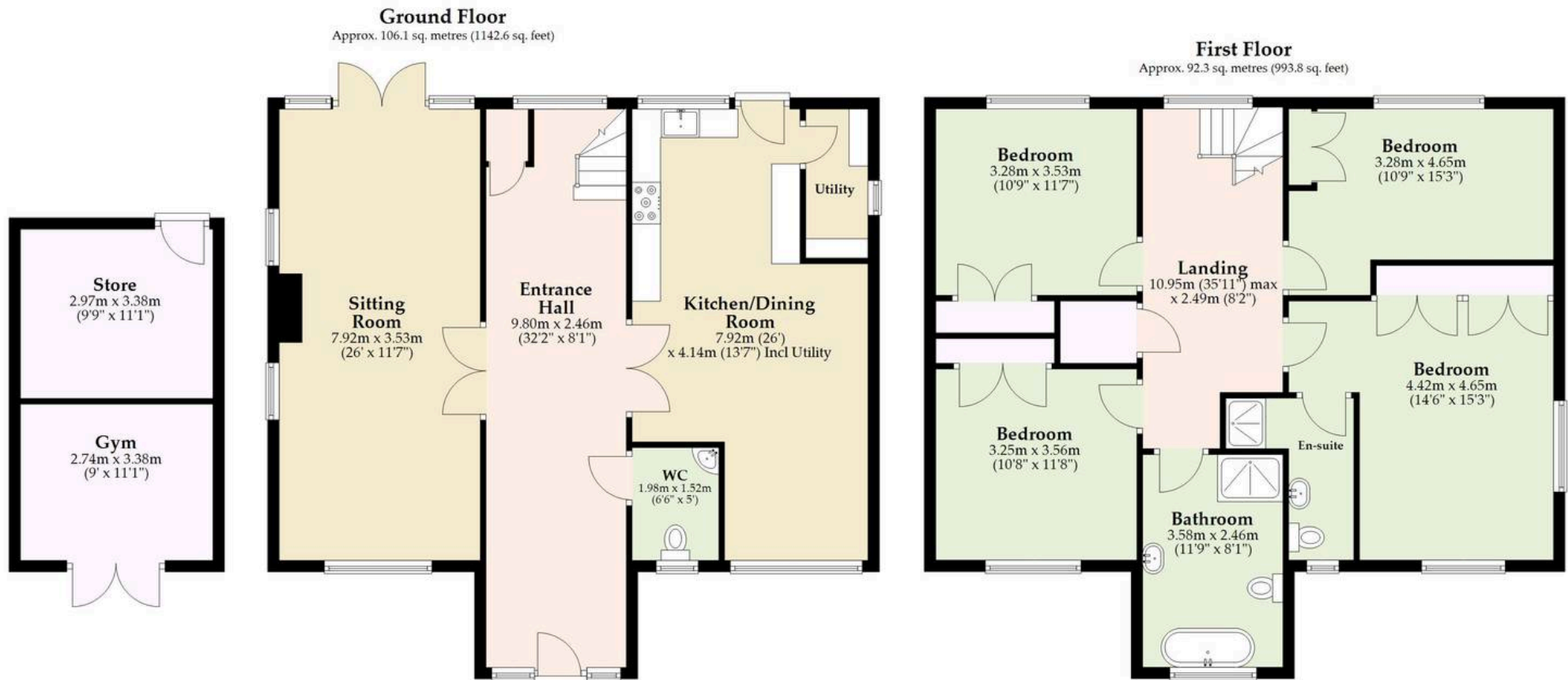
Overall, this is a substantial and thoughtfully arranged home, combining generous room sizes, flexible living space and well-designed outdoor areas, all set within a peaceful and well-connected location, ideal for those seeking both comfort and a more considered pace of living.

Agents Note

This property will be sold freehold and connected to air-source heat pump, mains water, electricity and drainage.



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Total area: approx. 198.5 sq. metres (2136.4 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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Minors & Brady

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