



15a Larch Grove, North Elmham

Dereham



Minors & Brady

15a Larch Grove

North Elmham, Dereham

A beautifully crafted modern home in the heart of North Elmham, this architect-designed detached chalet offers an inviting blend of contemporary style, generous living space and a setting that encourages a relaxed, outdoors-led lifestyle. Built in 2021 as part of an exclusive bespoke development, it features bright open-plan living, a welcoming wood-burning fireplace, a versatile ground-floor room and three well-proportioned bedrooms including a private principal suite. The landscaped garden provides a peaceful retreat with its patio, lawn and subtle lighting, while direct access to the large playing field opposite adds a rare sense of freedom and community. With ample parking, an integral garage and a quiet cul-de-sac position, it's a home that brings together comfort, practicality and the easy rhythm of village life.

Agents Notes

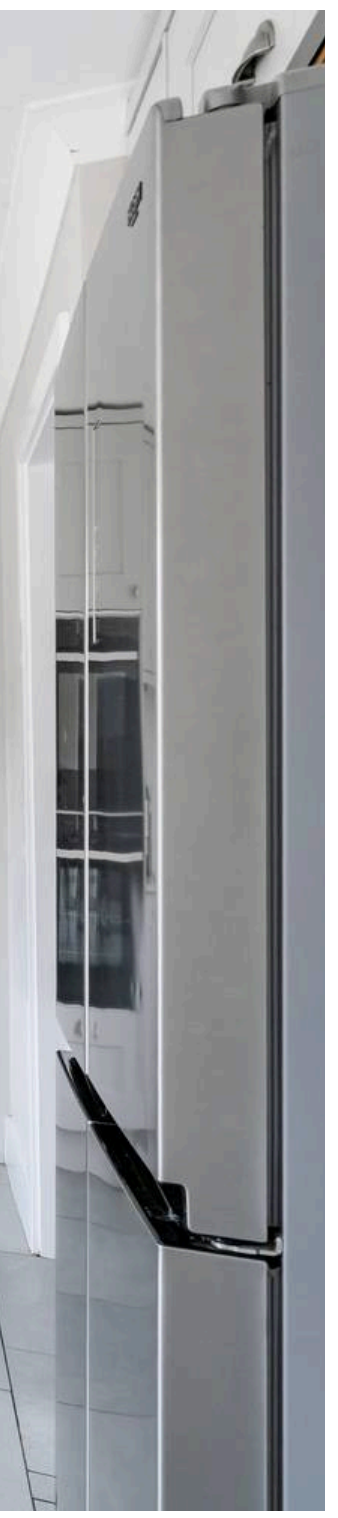
Freehold

Connected to mains water and electricity.

Air source heat pump.



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- Must see to appreciate the stunning interior and spacious layout this family home has to offer!
- Architecturally designed detached chalet proudly positioned on a generous-size corner plot within the Norfolk village of North Elmham
- Built in 2021 as part of an exclusive collection of bespoke homes, this home showcases 1,744sqft of high-end, contemporary accommodation that can easily adapt to your own preferences
- Located down a quiet cul-de-sac, you are approached via a brick-weave driveway providing ample off-road parking that leads to an integral garage and additional parking at the rear
- At the core of the home is an open-plan kitchen/dining room equipped with shaker cabinetry, quartz worksurfaces and a range of integrated appliances
- Internal French doors from the kitchen connects to the living room, offering a brick-built fireplace with an inset wood burner and French doors
- Flexible ground-floor bedroom with the potential to be a home office, a playroom for children or a cosy snug
- Three double bedrooms offering comfort and privacy, one of which is a principal bedroom flaunting built-in wardrobes and a private en-suite
- Ground-floor shower room and a first-floor family bathroom, both comprising of quality, modern suites
- A private, landscaped garden featuring a patio for seating arrangements, a laid to lawn, planted beds, an integrated irrigation system and outdoor lighting



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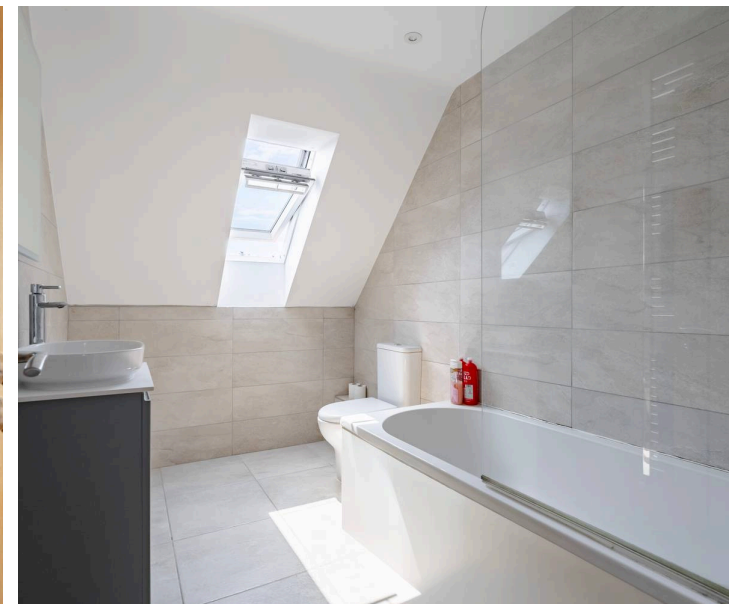
North Elmham

Larch Grove sits on the quiet edge of North Elmham, a rural Norfolk village surrounded by open fields, mature woodland and wide skies. Homes here enjoy a calm, residential setting with footpaths leading straight out into the countryside, while the village centre is only a short walk away. North Elmham has a small but useful cluster of everyday amenities, including a village shop/post office, a tea room, a pub, and access to green spaces such as the King George V Playing Field and the historic Cathedral Ruins. For larger supermarkets, residents typically head to Dereham, around 6 miles south, where you'll find Tesco, Morrisons, Aldi and Lidl.

Families are well-served locally: North Elmham CE Primary School is the closest school, and Litcham School (secondary) is the nearest comprehensive. Dereham expands the options further with Neatherd High School, Dereham Sixth Form College, and several primary schools. The village's position also gives easy reach to other market towns, Fakenham is about 8 miles north, while Swaffham and Holt are within a straightforward drive.

Transport links are practical for rural Norfolk. Regular bus services connect North Elmham with Dereham and Fakenham, where onward routes cover Norwich and the wider county. Road access is simple via the B1110, linking quickly to the A47 for commuting towards Norwich or King's Lynn. The lifestyle here leans towards slow-paced, outdoors-friendly living: walking routes, cycling lanes, nature reserves and quiet lanes make it easy to enjoy the landscape while still having essential services close by.

A beautifully crafted modern home in the heart of North Elmham, this architect-designed detached chalet offers an inviting blend of contemporary style, generous living space and a setting that encourages a relaxed, outdoors-led lifestyle. Built in 2021 as part of an exclusive bespoke development, it features bright open-plan living, a welcoming wood-burning



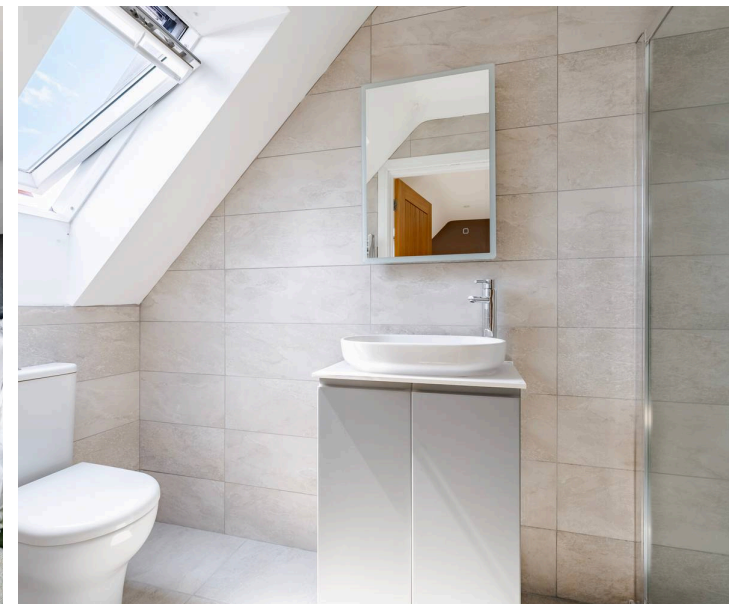
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A contemporary architect-designed home set within a peaceful corner of North Elmham, this detached chalet brings together thoughtful design, generous proportions and a lifestyle that feels effortlessly connected to its surroundings. Completed in 2021 as part of an exclusive collection of bespoke homes, it offers a refined yet welcoming environment that will appeal to buyers seeking modern comfort in a well-established Norfolk village.

The approach immediately sets the tone: a quiet cul-de-sac, a handsome façade with a pitched porch and traditional tiled roof, and a brick-weave driveway providing ample parking, complemented by an integral garage with an electric roller door and further space to the rear. It is a home that feels settled in its plot, with a sense of privacy and calm from the moment you arrive.

Stepping inside, the entrance hall is bright and beautifully finished, anchored by a bespoke oak staircase that adds understated character. Tiled flooring enhances the clean, contemporary feel, while the generous proportions create an immediate sense of flow.



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At the heart of the home lies the open-plan kitchen and dining room, a superbly designed space with shaker cabinetry, quartz worksurfaces and quality integrated appliances.

Natural light pours in, highlighting the thoughtful detailing, from the feature lighting to the double oven and the seamless connection to the terrace through French doors. It is a room designed for everyday living as much as relaxed entertaining, with the adjoining utility room offering further practicality, matching cabinetry and direct garden access.

Internal French doors lead through to the living room, where a brick-built fireplace with an inset wood burner creates a warm focal point. French doors open once again to the garden, allowing the ground floor to function as a cohesive, sociable space that adapts easily to the seasons.

A flexible ground-floor bedroom provides welcome versatility, ideal as a home office, a playroom or a quiet snug depending on your needs. A modern shower room completes the ground floor, offering convenience for guests or multi-generational living.

Upstairs, three double bedrooms provide comfort and privacy, including a principal suite with built-in wardrobes and a private en-suite. The family bathroom continues the home's refined aesthetic, with porcelain tiling, a sleek vanity unit and a deep bath that invites long, restorative evenings.



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Outside, the landscaped garden has been designed for ease and enjoyment, with a patio for outdoor dining, a lawn bordered by planted beds, an integrated irrigation system and subtle lighting that brings the space to life after dusk. Beyond the boundary, residents benefit from direct access across a small lane to a large open playing field, a rare advantage that enhances the sense of community and offers a wonderful green space for dog walking, picnics or children's play.

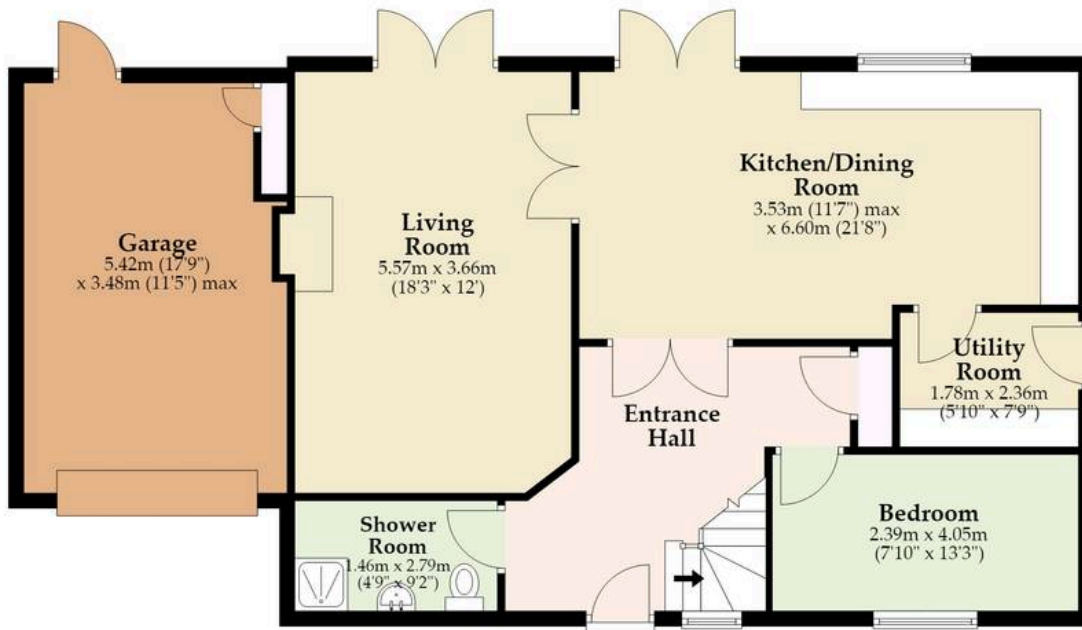
Every aspect of this home has been shaped with comfort and practicality in mind, from the generous storage to the natural flow between rooms and the high-quality finish throughout. It is a property that balances contemporary living with the charm of village life, offering a setting where families can grow, entertain and unwind with ease.



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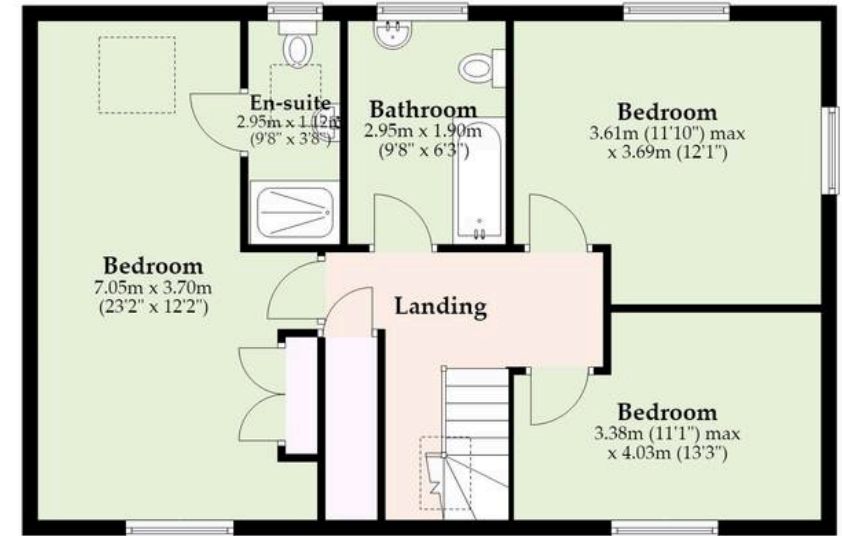
Ground Floor

Approx. 93.2 sq. metres (1003.0 sq. feet)



First Floor

Approx. 68.9 sq. metres (741.3 sq. feet)



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Total area: approx. 162.1 sq. metres (1744.3 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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