



8 Claypit Road, Foulsham

Minors & Brady



8 Claypit Road

Foulsham, Dereham

Substantially extended and beautifully renovated, this exceptional detached bungalow offers over 1,700 sq. ft. of versatile accommodation alongside outstanding outside space, parking and a substantial workshop. Occupying a generous plot on one of the village's most sought-after roads, the property combines spacious single-storey living with modern finishes and a practical layout suited to a variety of buyers. The accommodation includes three bedrooms, including a generous principal suite with en-suite shower room, alongside multiple reception spaces that provide excellent flexibility for family life and entertaining. A well-appointed kitchen/dining room, separate dining room, bright garden room and welcoming sitting room with wood-burning stove ensure there is ample space for both everyday living and hosting guests. Outside, extensive parking, a garage, carport, impressive workshop and a large, private garden complete this superb village home

- Over 1,729 sq. ft. of well-planned, single-storey accommodation
- Generous plot in a highly regarded and established village location
- Extensively renovated and improved by the current owners
- Spacious sitting room featuring a charming wood-burning stove
- Well-equipped kitchen/dining room with integrated appliances and pantry storage
- Separate dining room and light-filled garden room overlooking the garden
- Three well-proportioned bedrooms, all benefiting from built-in storage
- Principal bedroom with fitted wardrobes and private en-suite shower room
- Attached garage, carport and substantial workshop offering excellent storage, hobby or home-working potential



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The Location

Situated within the well-regarded village of Foulsham, this location 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, creating a setting that comfortably supports day-to-day living while retaining its character and charm.

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, away from the busier pace of larger towns.

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. These neighbouring centres complement village life well, providing convenience without compromising the sense of rural escape.

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.



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Claypit Road, Foulsham

Occupying a substantial plot along one of the village's most desirable roads, this impressive detached bungalow offers approximately 1,729 sq. ft. of beautifully maintained and thoughtfully arranged accommodation, complemented by a garage, carport, large workshop and generous gardens. Having been extensively renovated by the current owners, the property combines modern comfort with versatile living space, making it ideal for families, downsizers seeking room to breathe, or those working from home.

The accommodation is centred around a welcoming entrance hall which provides access to all principal rooms. The spacious sitting room is a particularly inviting space, featuring a charming wood-burning stove that creates an attractive focal point and adds warmth and character throughout the cooler months. From here, the layout flows effortlessly into the rest of the home, creating a practical and sociable environment.

The kitchen/dining room is well-equipped with a range of fitted units, integrated appliances and a useful pantry cupboard, providing both functionality and ample storage. Adjoining the kitchen is a separate dining room, ideal for family meals or entertaining guests, while the delightful garden room extends the living space further and enjoys direct access to the rear garden through French doors. Filled with natural light, this room provides an ideal setting in which to relax and enjoy views across the garden throughout the year.



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There are three well-proportioned bedrooms, all benefiting from built-in storage. The generous principal bedroom enjoys views over the rear garden and is enhanced by its own en-suite shower room, creating a comfortable and private retreat. The remaining bedrooms are served by a stylish shower room, whilst a separate cloakroom provides additional convenience for visitors and day-to-day family life.

Outside, the property continues to impress. The frontage offers extensive shingled parking for numerous vehicles and provides access to both the attached garage and carport. In addition, the substantial workshop presents exciting potential for hobbies, storage, home business use or further ancillary purposes, subject to any necessary consents.

The rear garden is a standout feature of the property. Generous in size and predominantly laid to lawn, it offers an excellent degree of space for families, keen gardeners and outdoor entertaining alike. Mature trees, established planting and colourful borders contribute to a pleasant and private setting, whilst a paved patio provides the perfect spot for al fresco dining and enjoying the peaceful surroundings.

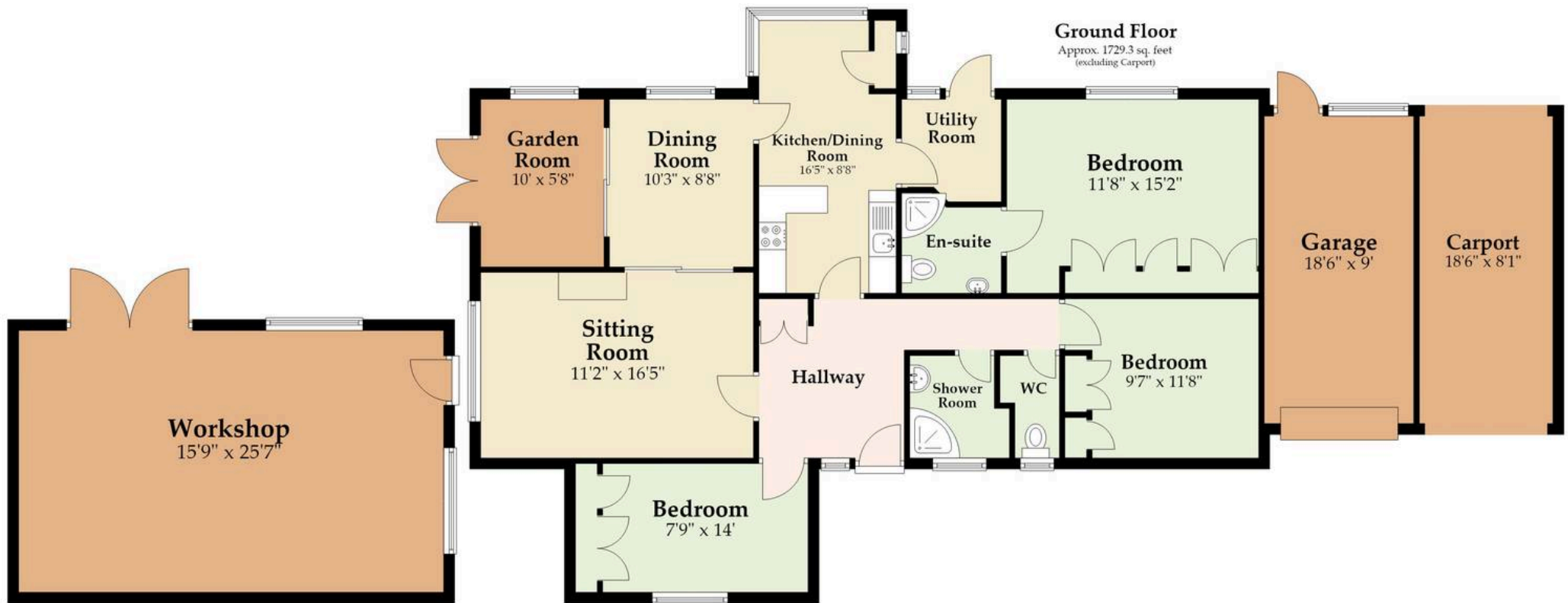
Agent's Note

This property will be sold freehold.

Connected to mains water, electricity, oil-fired heating and drainage.



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Total area: approx. 1729.3 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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