



Hillside Dereham Road, Garvestone

Minors & Brady



Hillside Dereham Road

Garvestone, Norwich

Charming village bungalow offering space, character and superb versatility. Set within the heart of the desirable Norfolk village of Garvestone, this beautifully presented detached bungalow extends to approximately 1,182 sq. ft. and combines generous accommodation with a flexible layout ideal for a variety of buyers. Featuring two double bedrooms, multiple reception spaces, a stylish fitted kitchen and a stunning garden room filled with natural light, the property offers comfortable and practical single-storey living throughout. Character features, including attractive fireplaces and a cosy log burner, blend effortlessly with modern conveniences to create a warm and welcoming home. Complemented by attractive gardens, a detached garage and ample driveway parking, this is a wonderful opportunity to enjoy peaceful village living in a highly sought-after countryside setting.

- Beautifully presented detached bungalow extending to approximately 1,182 sq. ft.
- Desirable village setting within the popular Norfolk village of Garvestone
- Spacious sitting room featuring a charming log-burning stove
- Separate dining room ideal for family gatherings and entertaining
- Well-equipped modern kitchen with a comprehensive range of fitted units and integrated appliances
- Stunning garden room with two skylights and direct access to the rear garden
- Two generous double bedrooms, both benefitting from attractive character fireplaces
- Two bath/shower facilities providing excellent practicality and convenience





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The Location

Surrounded by open fields and scenic landscapes, the village is ideal for those seeking a quieter pace of life, with a network of countryside footpaths and walking routes providing endless opportunities to explore the surrounding area.

Despite its peaceful feel, Garvestone benefits from a strong sense of community, centred around the village hall and local events that bring residents together throughout the year. The nearby Mid-Norfolk Railway adds to the area's character, with heritage steam trains regularly passing through the countryside, creating a unique backdrop to village life.

Just a short drive away, the thriving market town of Dereham provides an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities, leisure amenities and schools catering to all ages.

For those who enjoy spending time outdoors, the surrounding countryside offers countless opportunities for walking, cycling and discovering Norfolk's picturesque villages and rural landscapes. The location is also well placed for exploring the wider county, with Norwich, Swaffham and the stunning North Norfolk coastline all accessible within a reasonable journey.

Excellent transport links further enhance the appeal, with both the A47 and A11 nearby providing convenient routes across Norfolk and beyond. Whether commuting for work or travelling further afield, Garvestone combines the tranquillity of village living with impressive connectivity, making it an attractive choice for a wide range of buyers.



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Garvestone, Norwich

Dereham Road, Garveston

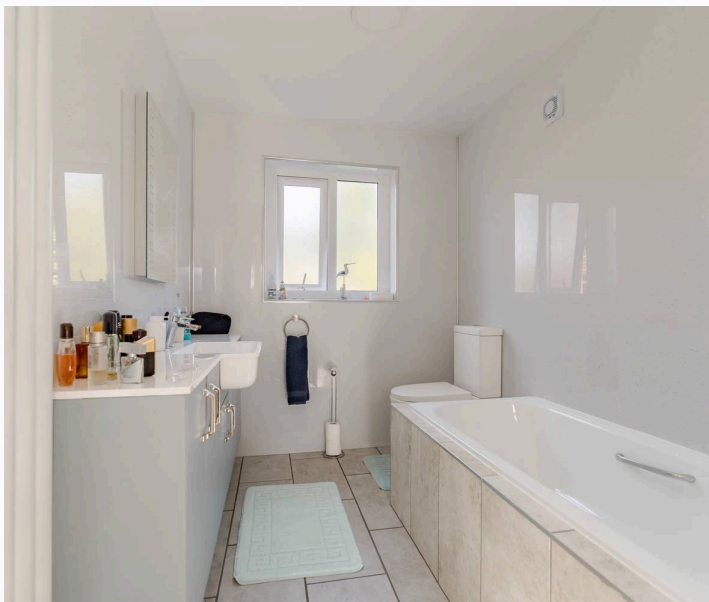
Set on a desirable position within the sought-after village of Garvestone, this beautifully presented detached bungalow extends to approximately 1,182 sq. ft. and offers a wonderful balance of character, comfort and practicality.

Thoughtfully maintained throughout, the property combines generous single-storey accommodation with attractive gardens, ample parking and a highly flexible layout suited to a range of buyers.

The accommodation is arranged around a welcoming central hallway and immediately impresses with its bright and well-proportioned living spaces. The sitting room enjoys a cosy and inviting atmosphere, enhanced by a feature log burner, creating an ideal space to relax throughout the year.

A separate dining room provides further reception space and offers an excellent setting for family meals, entertaining guests or more formal occasions.

The kitchen has been fitted with a comprehensive range of modern units and integrated appliances, providing both functionality and style. Beyond, the accommodation flows naturally into a delightful garden room, flooded with natural light from two skylights and benefitting from direct access to the outside.



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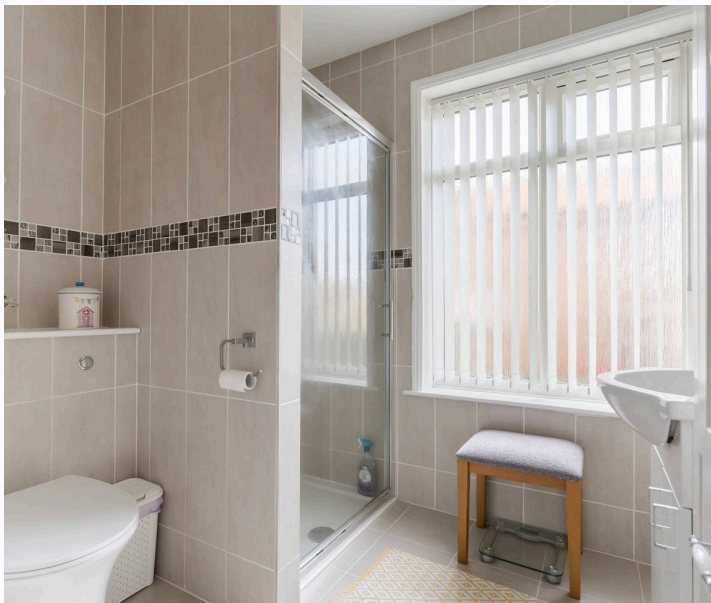
Garvestone, Norwich

Overlooking the gardens, this versatile space could serve equally well as an additional sitting area, reading room or informal dining space, making it a true focal point of the home.

The bungalow offers two generously sized double bedrooms, both featuring attractive fireplaces that add charm and character. These are served by two well-appointed bath and shower facilities, providing excellent convenience for homeowners and visiting guests alike.

Outside, the property continues to impress. To the front, a substantial shingled driveway provides ample off-road parking and leads to a detached garage, offering useful storage and workshop potential.

The rear garden is a particular highlight, enjoying a high degree of privacy and providing a peaceful outdoor retreat. Predominantly laid to lawn and complemented by mature planting, the garden also features attractive patio and shingled seating areas, creating the perfect environment for outdoor dining, summer entertaining or simply enjoying the surrounding tranquillity.



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Garvestone, Norwich

Rarely does a bungalow combine such character, versatility and outdoor space in a highly regarded village setting. Offering well-balanced accommodation, attractive presentation throughout and beautifully established gardens, this is a home that is ready to be enjoyed from day one.

Agent's Note

This property will be sold freehold.

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



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Ground Floor

Approx. 109.9 sq. metres (1182.6 sq. feet)



Total area: approx. 109.9 sq. metres (1182.6 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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