

abbot**Fox**

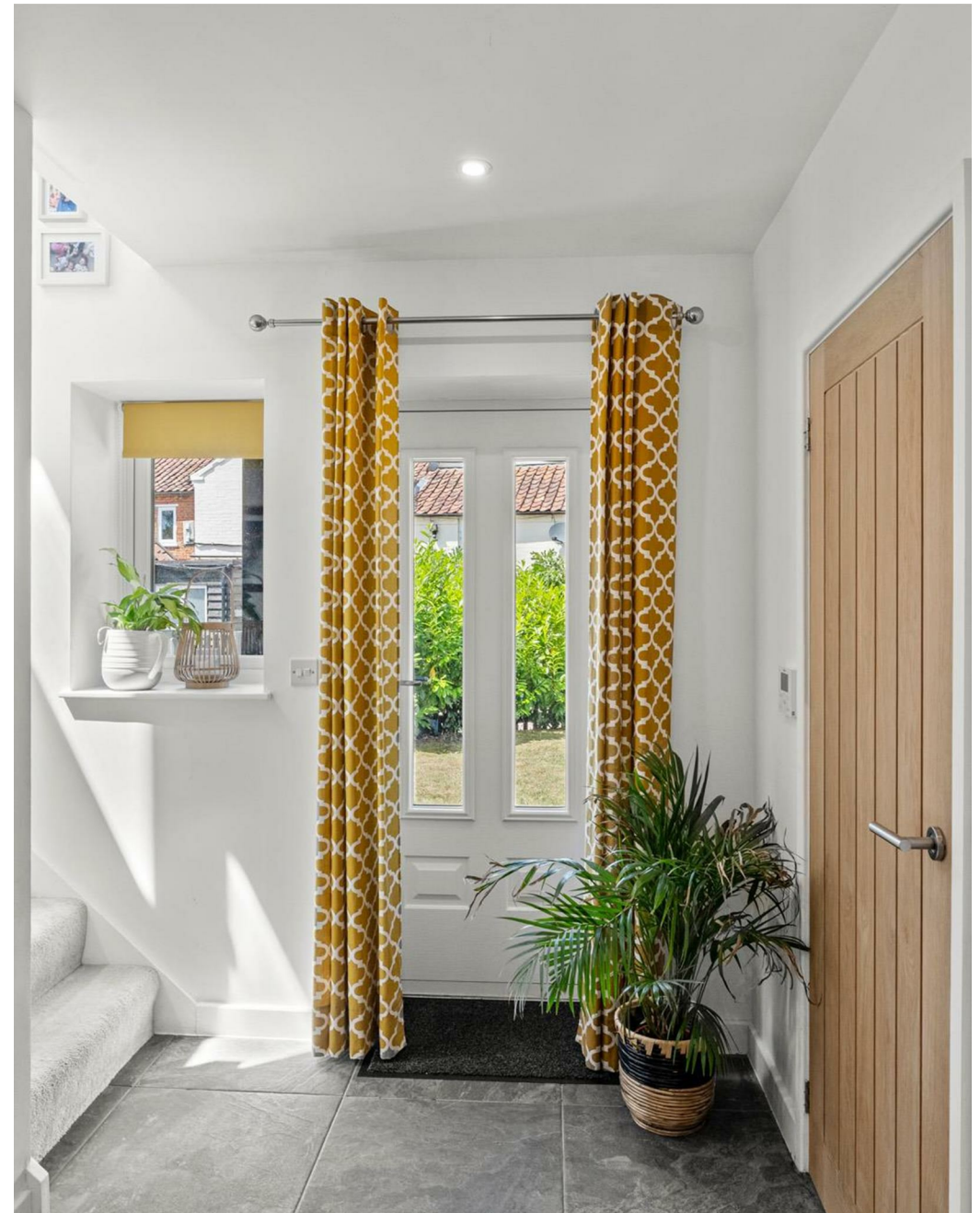


North Elmham, Dereham, NR20
Guide £450,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents a striking modern chalet, built in 2022 and finished to a high standard, offering contemporary design and flexible living in the heart of Norfolk. Tucked away to the rear of the original building, the home is approached via a private driveway leading to a detached double garage with electric door. With cedar cladding and dormer windows, the property blends architectural style with modern practicality.

The reception hall leads to a cloakroom and into the superb open-plan living space, designed as the true hub of the home. Generous in size, it provides room for dining and seating, centred around a wood burning stove. A five-metre expanse of glazing with bi-folding doors floods the room with light and opens directly to the garden, creating a seamless link between indoors and out.

The kitchen is a standout feature, with navy blue cabinetry beneath solid oak worktops, a granite-topped island with breakfast bar, and a full suite of NEFF appliances. A utility room provides further storage and space for appliances. A versatile study/playroom completes the ground floor.

Upstairs, three bedrooms are arranged around the landing, including a generous principal bedroom with dressing area. A luxurious four-piece family bathroom serves all rooms.

North Elmham is a well-served village with a shop, post office, doctors' surgery, tea room, tennis club and village hall, with Dereham nearby for wider amenities. Families benefit from well-regarded local schools, with Norwich offering excellent independent options.

This unique home offers modern comfort, style and convenience in a sought-after village setting.

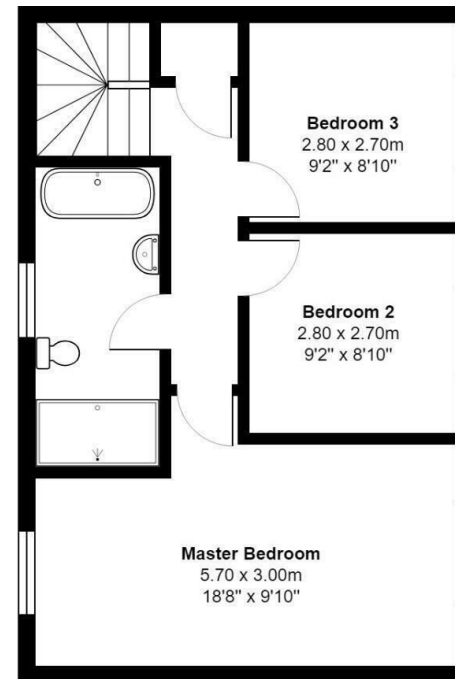






THE HIGHLIGHTS____

- Individually designed modern chalet, completed in 2022
- Private setting with driveway and detached double garage (electric door)
- Striking cedar cladding and dormer window design
- Superb open-plan living space with wood burning stove
- Five-metre expanse of glazing with bi-fold doors to garden
- Impressive fitted kitchen with granite island and NEFF appliances
- Separate utility room and versatile study/playroom
- Principal bedroom with dressing area plus two further doubles
- Luxurious four-piece family bathroom
- Situated in sought-after North Elmham with excellent local amenities and schools nearby



Total Area: 123.7 m² ... 1331 ft²

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.