



PARSONS  
— COMPANY —

The White House, 57 Holt Road,  
North Elmham, Dereham, NR20 5JS





## The White House, Holt Road, North Elmham, NR20 5JS

The White House is a charming and substantial detached Grade II listed family home, beautifully positioned in the heart of mid-Norfolk. This individual four-bedroom property offers over 2,800 sq. ft. of flexible accommodation arranged across three floors, complemented by a detached garage and workshop. Outside, the property benefits from a shingle driveway providing parking for approximately three vehicles, along with a well-maintained and attractive formal garden to the rear.

Offering privacy, peace and generous outdoor space, The White House is ideally suited to family living. Its central location and convenient access to the A47 place the majority of Norfolk's renowned attractions within a 40-minute drive, while the nearby market towns of Dereham and Fakenham are both reachable in around 15 minutes.

### Key features

- Character Detached House
- Four Double Bedrooms
- Living Room with Log Burner
- Dining Room with Inglenook Fireplace
- Bespoke Kitchen & Utility Room
- En-Suite & Family Bathroom
- Off-Street Parking to Garage
- Private Enclosed Rear Garden





## Description

The property is entered via a welcoming and spacious reception hall featuring an oak staircase rising to the first floor. The family sitting room is a generously proportioned and inviting space, centred around a wood-burning stove set within a brick-built fireplace. Leading from the hall is the formal dining room, enjoying views over the front of the property and boasting an impressive inglenook fireplace with a further wood-burning stove.

To the rear of the house lies the farmhouse-style kitchen/breakfast room, a warm and sociable space ideal for family gatherings. The kitchen is fitted with a range of units beneath work surfaces and includes a gas-fired AGA, integrated oven and hob, integrated fridge, and space and plumbing for a dishwasher. There is ample room for a large breakfast table and additional furniture. Adjacent to the kitchen is a cosy snug with bi-folding doors opening onto the garden, along with a well-appointed utility room and a highly practical ground-floor shower room.

The first floor comprises two bedrooms arranged around a galleried landing, together with the family bathroom. The principal bedroom suite is particularly impressive in scale, featuring built-in storage and a luxurious en-suite bathroom with both bath and separate shower. Bedroom two is a spacious double room served by the family bathroom. Bedrooms three and four, both comfortable doubles, are located on the second floor within the roof space and are also served by the family bathroom.







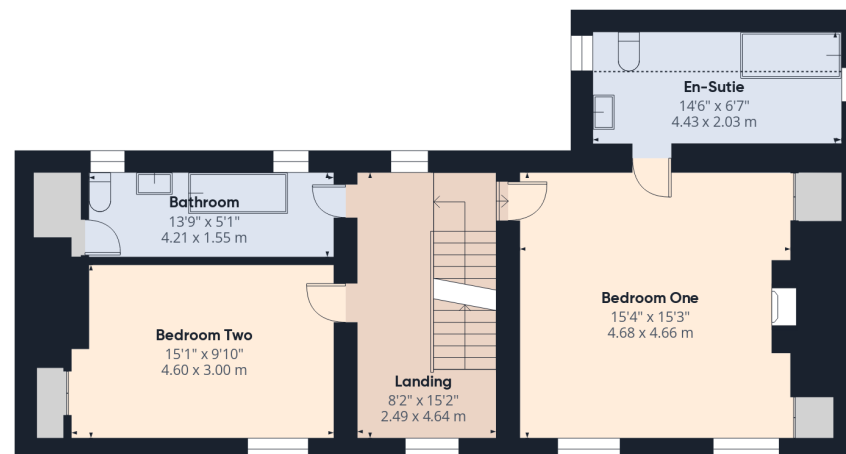








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

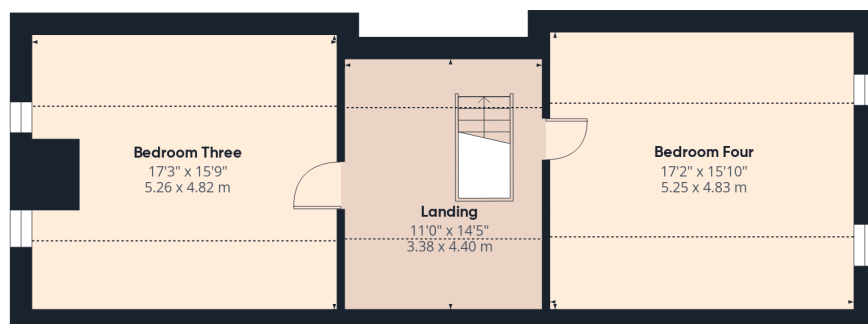
2790 ft<sup>2</sup>

259.2 m<sup>2</sup>

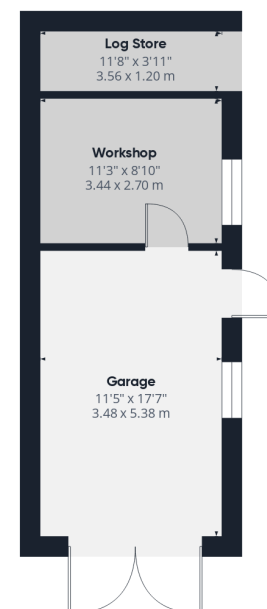
Reduced headroom

392 ft<sup>2</sup>

36.4 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Outside

Set back from the road behind iron gates, the property is approached via a shingle driveway leading to the side of the house and providing parking for two to three vehicles in front of the brick-built garage. The rear garden has been beautifully landscaped and maintained, featuring a generous lawn, a variety of seating areas, mature flower beds and trees, a greenhouse, and a garden shed with power. EV Charging to side of house.

## Location

North Elmham is a thriving and well-served village offering a wide range of amenities, including a primary school, doctor's surgery, two public houses, village shop, tea rooms with post office, sports field with tennis court, and an active village hall. The village lies approximately ten minutes by car from the market town of Dereham, while the city of Norwich and the stunning North Norfolk coastline at Wells-next-the-Sea and Holkham can both be reached within around 30 minutes.

## Situation

To find the property leave Dereham Market Place by bearing left at the war memorial and then immediately turning right opposite the George Hotel onto Quebec Road. Proceed for 5 miles into the village of North Elmham on the Holt Road and proceed past the Elmham Surgery where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

## Services

Heating— Oil Fired Central Heating

Drainage— Mains Drainage

## Important Information

Council Tax Band—E

EPC—Exempt







Dereham  
01362 696895  
[post@parsonsandcompany.co.uk](mailto:post@parsonsandcompany.co.uk)

PARSONS  
— COMPANY —

Reepham  
01603 870473  
[info@parsonsandcompany.co.uk](mailto:info@parsonsandcompany.co.uk)