



23 Dereham Road, Easton

Offers in Region of £400,000

websters
websters.



23 Dereham Road

Swiss Cottage presents a rare opportunity to acquire a distinctive Scandinavian-inspired residence, combining exceptional energy efficiency, architectural character and highly flexible family accommodation within one of Norfolk's most desirable village settings. Constructed by the renowned Scandia-Hus, the property has been thoughtfully designed to maximise natural light, warmth and practicality, creating a home that offers both timeless appeal and outstanding versatility. Occupying a generous, beautifully landscaped plot with private vehicular access from Bawburgh Road, the property enjoys a peaceful setting whilst remaining exceptionally well connected. Easton offers a range of local amenities including a village post office, primary school, restaurants, regular public transport links and easy access to Norwich, the A47, A11, Longwater Retail Park, Easton College and the Royal Norfolk Showground, making it an ideal location for both families and commuters.





From the moment you step inside, Swiss Cottage immediately conveys a feeling of warmth and individuality. The spacious reception hall flows seamlessly into an impressive dual-aspect sitting room where a feature wood-burning stove, complete with brick surround and tiled hearth, provides a striking focal point. Natural timber finishes, pine-clad ceilings, triple-glazed windows and the attractive open-tread staircase all reflect the quality and craftsmanship synonymous with Scandinavian design, whilst allowing an abundance of natural light to flood the living spaces.

The well-appointed kitchen and breakfast room has been designed as the heart of the home, offering extensive fitted cabinetry, generous preparation space and views across the gardens. A separate utility room provides additional practicality with external access, laundry facilities and useful storage, making day-to-day family living effortless.

The ground floor accommodation continues with two generously proportioned bedrooms, one of which is currently utilised as a garden room or snug with direct access to the rear garden through glazed doors, demonstrating the flexibility that defines the property. A family bathroom completes the ground floor layout.





Ascending the attractive timber staircase, the first floor reveals one of the home's most impressive features. A substantial open-plan lounge, study and home office provides an exceptional amount of adaptable living space and could easily be reconfigured to create two additional bedrooms if required, allowing the property to function comfortably as a five-bedroom family home. This versatility makes Swiss Cottage equally suited to growing families, those working from home or buyers seeking multi-generational living.

The principal bedroom offers an extensive walk-in wardrobe together with direct access onto a delightful private balcony, creating a peaceful retreat overlooking the surrounding gardens. A separate shower room completes the first-floor accommodation.

Externally, the property continues to impress. The mature landscaped gardens have been lovingly maintained and provide an exceptional degree of privacy, featuring expansive lawns, established flower borders, ornamental shrubs, climbing plants, specimen trees and productive fruit trees. A generous patio creates the perfect setting for outdoor dining and entertaining, whilst an aluminium greenhouse further enhances the appeal for keen gardeners. The detached brick-built garage, adjoining workshop and extensive driveway provide excellent parking, storage and workspace.





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Easton, Norwich

Swiss Cottage is far more than a conventional detached house. It is a home of genuine individuality, combining architectural interest with practical family living, generous outdoor space and exceptional flexibility. Its unique design, mature gardens and enviable village setting create a property that is rarely available on the open market and one that will undoubtedly appeal to buyers seeking something beyond the ordinary. Early viewing is highly recommended to fully appreciate the quality, versatility and lifestyle that this exceptional home has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



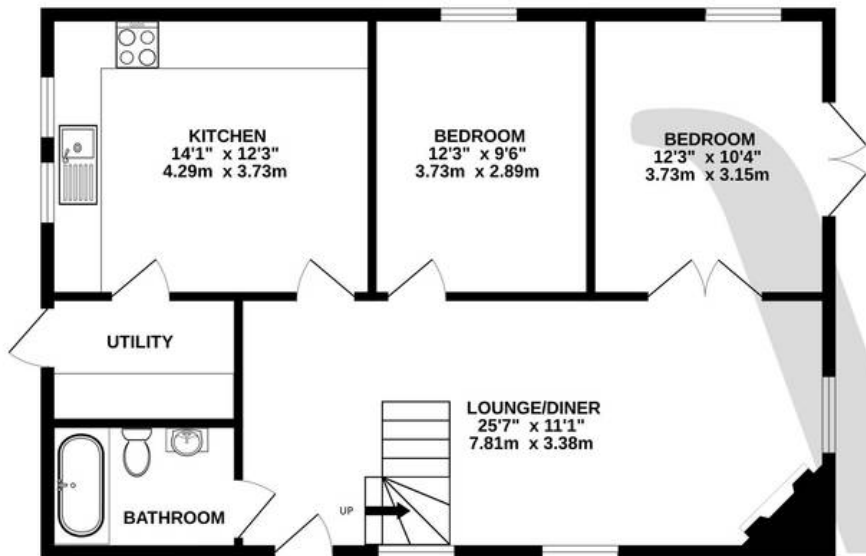
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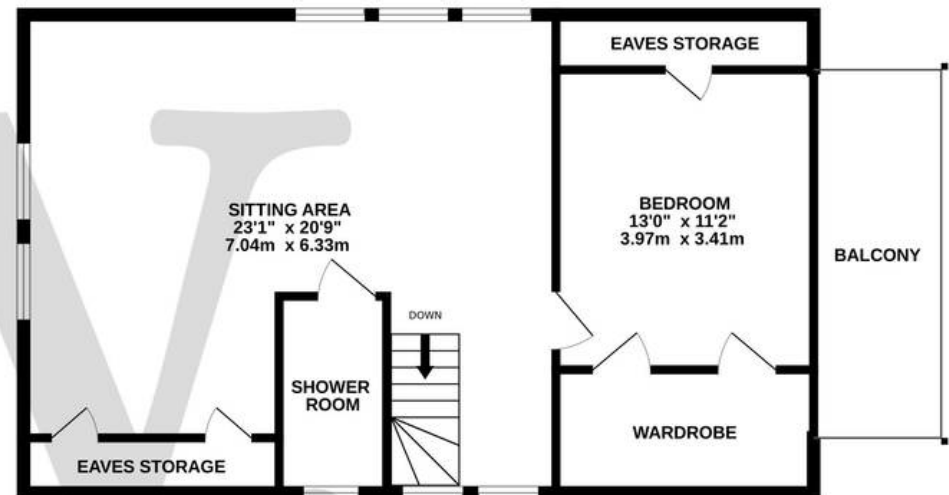
- Architect-designed Scandinavian residence, combining timeless design with exceptional energy efficiency
- Occupying a substantial, mature plot, offering beautifully landscaped gardens, outstanding privacy and extensive outdoor space
- Offered with no onward chain
- Highly versatile accommodation
- Impressive open-plan living spaces, filled with natural light and featuring a characterful wood-burning stove
- Detached brick-built garage and adjoining workshop, complemented by a generous gravel driveway providing extensive off-road parking
- Beautifully established gardens, incorporating expansive lawns, mature trees, productive planting, greenhouse and private entertaining terraces
- Sought-after village location, offering excellent access to Norwich, the A47, A11, Easton College and the Norfolk Showground while enjoying a peaceful semi-rural setting



GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

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.
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