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THE STORY OF  
35 Quebec Road

*Dereham, Norfolk*

SOWERBYS

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# 35 Quebec Road

Dereham, Norfolk  
NR19 2DR

Period Property

Located On and Set Back from Quebec Road in Dereham

Beaming with Character and Charm Throughout

Accommodation Stretching 1,570 Sq. Ft

Three Reception Rooms

Kitchen with Seating Overlooking the Garden

Four/Five Bedrooms and Two Bathrooms

Large Driveway, Original Railings and Two Outdoor  
Electric Points Accessible from Driveway

Landscaped Garden

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“We would describe our home as happy,  
sunny and comfortable.”

This charming Victorian property, elegantly positioned away from the main thoroughfare on a highly sought-after road, is crafted with a red brick and a porticoed façade.

The current owners have tirelessly renovated this property up to the high standard that you see today. They have been extremely sympathetic to the original features that grace the property whilst ensuring as a home it has modern facilities too.

Entering the property, we arrive into a warm and welcoming hallway. One of the first few features you notice is the panelling, high ceilings, and cast-iron radiators. There is a staircase in front of you that ascends to the first floor with a delicate wooden hand-

crafted handrail.

Coming off the hallway on the left is the first of three generously sized reception rooms. Currently used as the sitting room, there is a lovely usable open fire with marble surround, the ideal place to be in colder winter months.

Double doors open into another reception room of similar size, which can also be accessed via the hallway. This second reception room has an ornamental reclaimed fireplace with large oak surround. Currently used as an office and craft room, it overlooks the courtyard and has in the past been used successfully as a bedroom.



Walking further through the house we arrive at the dining room. The log-burner adds a sense of cosiness in this room and french doors open onto the courtyard providing outdoor access in the summer.

The modern kitchen, with wooden worktops, beams, large cast iron radiators and pamment flooring pays homage to the period of the property, whilst harmoniously balancing modern touches such as an induction hob and double fan assisted ovens. The oversized worktop facing the window runs seamlessly towards the garden. The utility come boot room, provides an additional butler sink, work/ laundry space and cupboard housing the gas boiler (fitted 2021) and an unventilated pressurised hot water system (fitted autumn 2022). Finishing off the ground floor is a refitted shower room with tiled floor and large window and under-stairs cupboard.



On the first floor there is a large bright landing with large built in laundry cupboard. There are four bedrooms, three of which are large doubles and the fourth a well-proportioned single bedroom. There is also a family bathroom which includes a rolltop bath and a wall hung period sink and taps.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Outside, this home is set back from the road as it is, offering ample front-facing parking. Gated access at the side leads to a paved pathway running the length of the property providing storage areas and to the walled west-facing garden. Our clients have found the garden is bathed in sun throughout the afternoon and into evening. Further round is the courtyard accessed from the dining room and overlooked from the second reception room. In addition there is a covered seating area providing shade on the sunniest of days.

This residence seamlessly combines historic elegance with modern convenience, offering a sophisticated living experience in a coveted location.





ALL THE REASONS  
**Dereham**  
 IN MID NORFOLK  
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry of the High Street.

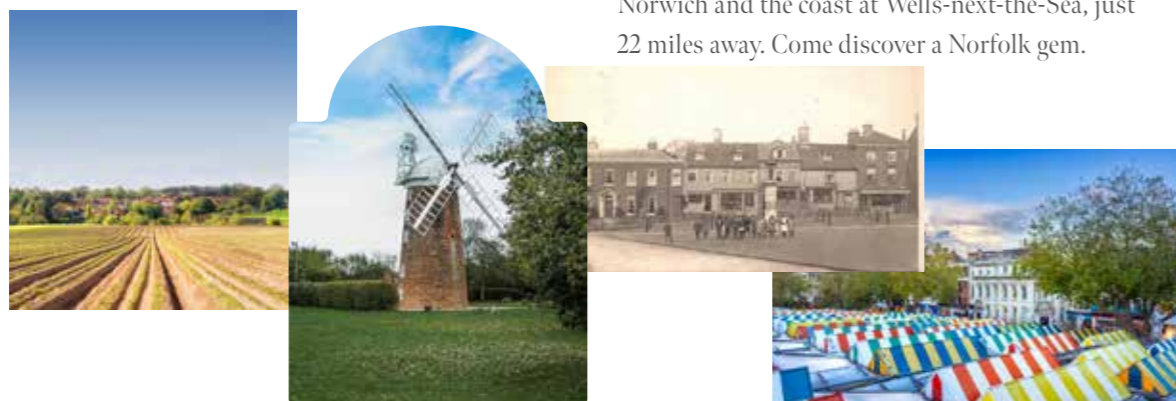
Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was

saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



*Note from the Vendor*



“Moving here gave us lots of flexibility, the location provided such easy access to the town whilst still giving us easy routes to the coast. Our particular favourite is Brancaster to walk the dogs. ”

THE VENDOR



**SERVICES CONNECTED**

Mains water, electricity and drainage. Gas central heating.

**COUNCIL TAX**

Band D.

**ENERGY EFFICIENCY RATING**

D. Ref:- 7007-3034-8209-9554-2200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

Freehold.

**LOCATION**

What3words: ///ditching.hero.fixated

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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