



THE STORY OF

# 91 Greenfields Road

*Dereham, Norfolk*

SOWERBYS



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# 91 Greenfields

Dereham, Norfolk  
NR20 3TE

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Beautifully Presented Detached Family Home

Cul-De-Sac Position Overlooking  
Dereham Windmill

Excellent Choice of Reception Rooms

Open-Planned Kitchen/Dining Room  
and Separate Utility Room

Four Bedrooms, Three with Built-In Wardrobes

En-Suite to Principal and Family Bathroom

Enclosed West Facing Rear Gardens

Large Shed and Greenhouse

Double Garage and Ample Driveway Parking

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**SOWERBYS DEREHAM OFFICE**

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Situated in a highly sought after cul-de-sac towards the end of Greenfields Road, you will discover this delightful family home sitting proudly with its brick and flint gabled façade. The position of the property is further enhanced by some stunning views over Dereham Windmill which sits to the front of the property, creating an almost semi-rural feel within the locality whilst being on the edge of a bustling market town with a host of amenities on your doorstep.

The property has been home to its existing owners for almost 20 years and has been much loved and kept in excellent condition during that time, found in excellent order today. The property enjoys an excellent choice of reception rooms which are perfect for family living. We particularly like that the highly specified kitchen, complete with waterfall effect granite worktops, has been opened into a family dining space which then opens into a sun room with views over the well-manicured west facing rear gardens.

Moving to the first floor, there are a choice of four bedrooms, the principal enjoying its own en-suite. Three of the bedrooms have built-in wardrobes whilst all four are well served by a family bathroom.

Externally, the property enjoys a spacious driveway providing an excellent degree of off-road parking. An integral double garage provides additional parking or a great space for storage, as required. The existing owners even use a part of the garage as a home gym.

The gardens to the rear of the property are well manicured with lawned areas and well-stocked borders. There is also a large shed and a delightful greenhouse.



We'd describe our home as bright, spacious and well-maintained.





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.  
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# Dereham

LOCATED IN THE  
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



## Note from Sowerbys



“With views over what is arguably one of Dereham’s most famous landmarks, this immaculately presented family home sits in a cul-de-sac position.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref: 9083-3039-7206-5244-0204

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: ///messing.column.ponies

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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