



THE STORY OF

254 Norwich Road

Dereham, Norfolk

SOWERBYS



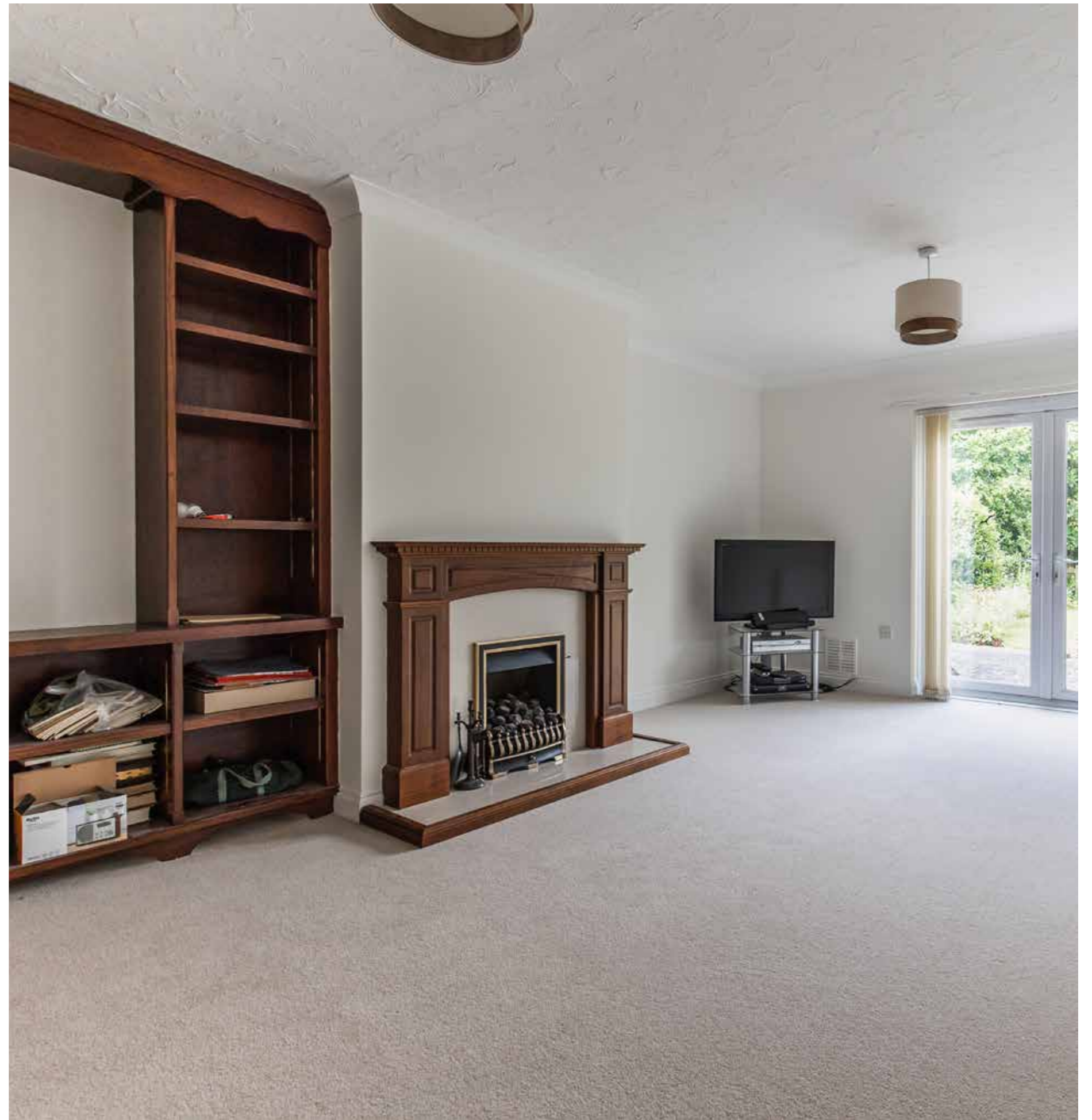
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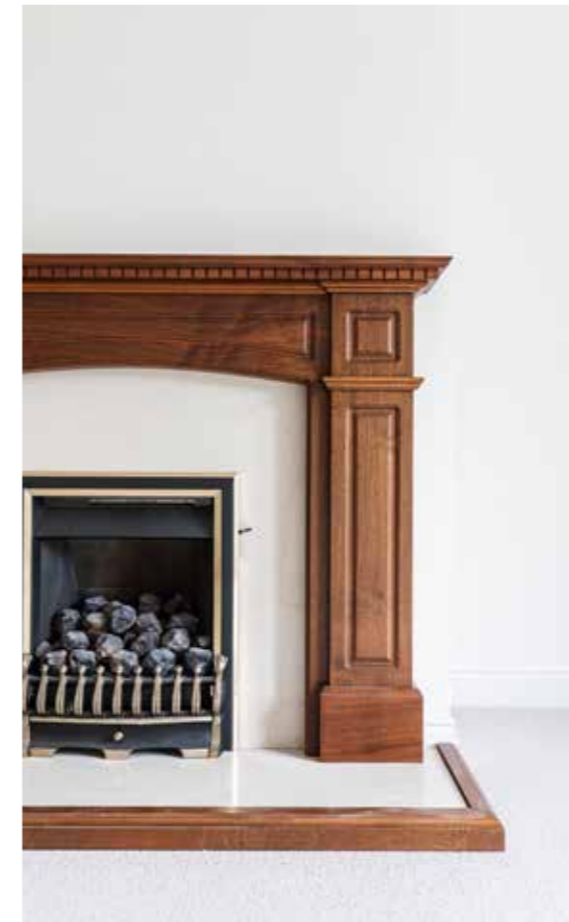
254 Norwich Road

Dereham, Norfolk
NR20 3AY

Spacious Detached Bungalow
Cul-De-Sac Position on Edge of Market Town
Four Bedrooms, En-Suite to Principal
Fitted Kitchen and Two Reception Rooms
Conservatory and Utility Room
Delightful South Westerly Facing Rear Gardens
Oversized Double Garage/Workshop
Ample Driveway Parking
No Onward Chain

SOWERBYS DEREHAM OFFICE
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Presented to the market with no onward chain, this spacious four-bedroom detached bungalow, extending over 2000 sq. ft., is situated in a charming cul-de-sac on the edge of the bustling market town of Dereham.

The property enjoys a spacious light and airy feel throughout with well-appointed living accommodation which could easily be re-configured to suit individual requirements, subject to any necessary consents.

Currently, the accommodation comprises an entrance porch, central hallway, fitted kitchen, dining room, sitting room, conservatory and utility. In addition, there is four bedrooms, with an en-suite to the principal and a separate family bathroom.

Outside, the rear garden enjoys a delightful south-westerly aspect with mature borders containing a wealth of shrubs and small trees. A patio wraps around the rear and to the side of the property, creating multiple areas to sit and enjoy the secluded surrounds.

Ample parking is provided on a brickweaved driveway to the front of the property leading to the adjoining oversized double garage/workshop.



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Ground Floor
Approximate Floor Area
2,082 sq. ft
(193.44 sq. m)

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



Cul-de-sac position.

“This spacious four-bedroom detached bungalow is situated on the edge of the bustling market town of Dereham.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 7900-4781-0422-2307-3343

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: ///display.bearable.windmills

AGENT'S NOTE

A residents association is in existence and an annual fee of £70 is payable for maintenance of roadways and drainage lagoon etc.

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

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

Nelson's
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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