



THE STORY OF

24 Andrew Goodall Close

Dereham, Norfolk

SOWERBYS



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Dereham, Norfolk
NR19 1SR

Extended Detached Family Home

Popular Cul-de-Sac Location

Spacious and Versatile Living Accommodation

Four Bedrooms

En-Suite and Family Bathroom

Well-Presented Throughout

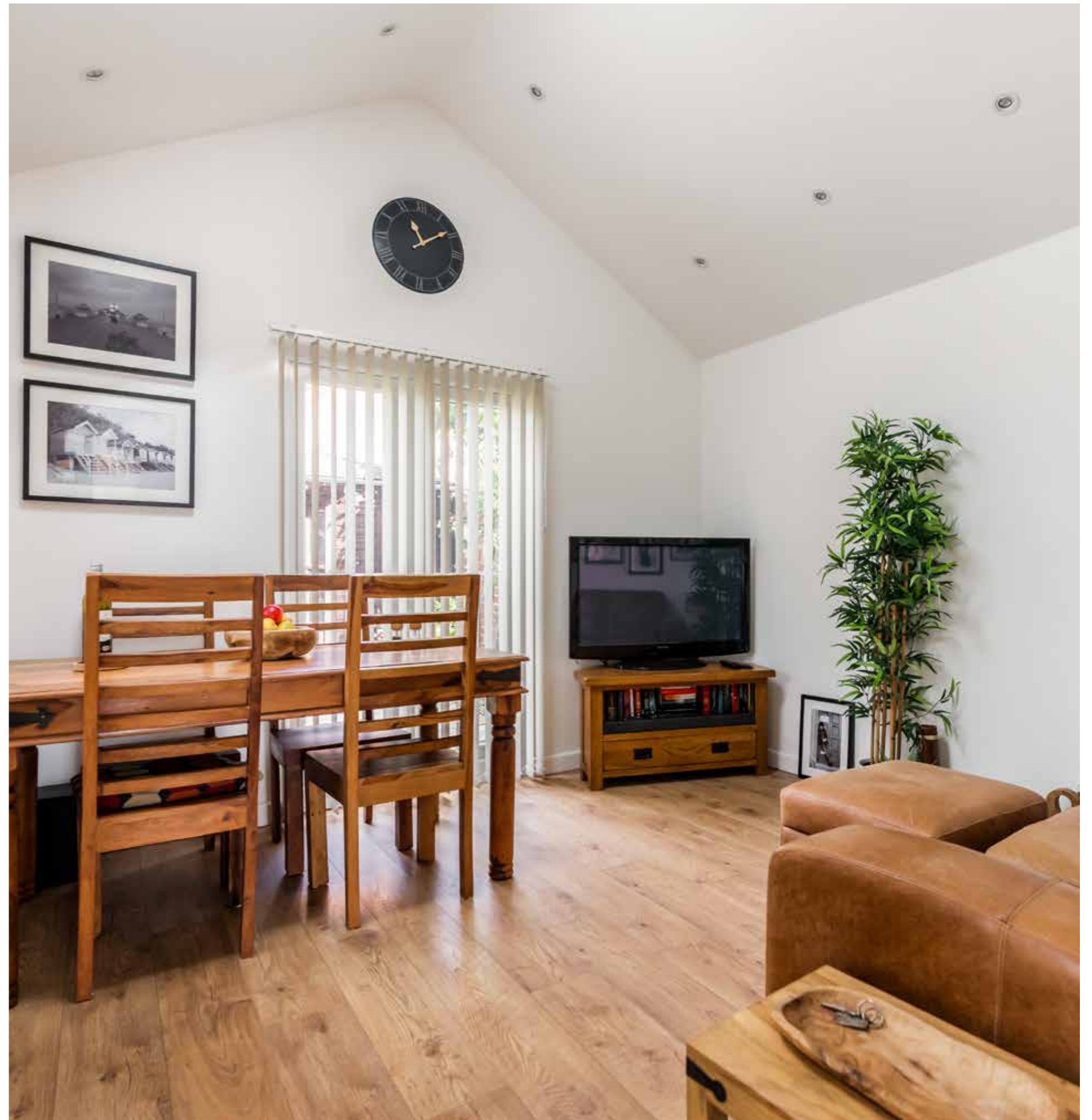
Ample Driveway Parking

Garage and Summer House/Workshop

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An extended and well-presented detached family home, found in a mature cul-de-sac within leafy surrounds on the periphery of the sought after mid-Norfolk market town of Dereham.

The versatile accommodation extends over two floors comprising flexible living spaces with this delightful home's design incorporating a host of desirable features. The generous sitting room is a bright, relaxing space, with a door opening out to the garden, and the garden room too feels spacious and airy, with its vaulted ceiling and french doors to the patio. Complementing these, the conservatory is a further well-proportioned reception space, ideal for a range of uses to suit your needs. The kitchen is fitted with a host of integrated appliances, as well as sleek cabinetry and granite effect worksurfaces.

Upstairs are four bedrooms - two of which are doubles - with en-suite facilities to the principal and a separate family bathroom.

Externally, there is ample driveway parking for multiple vehicles, and a garage. An enclosed, rear garden is the perfect spot for alfresco dining whilst housing two delightful summerhouses.





Summer House
11'10" x 7'9"
(3.60m x 2.36m)

Outbuilding
Approximate Floor Area
91 sq. ft
(8.49 sq. m)



First Floor
Approximate Floor Area
542 sq. ft
(50.37 sq. m)



Ground Floor
Approximate Floor Area
1096 sq. ft
(101.84 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 the Vendor



“...delightfully positioned in a mature cul-de-sac, with leafy surrounds and a private entrance to the park.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0350-2457-7410-2504-7101

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: ///trackers.minority.overlaps

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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