



THE STORY OF

# The Beeches

*Dereham, Norfolk*

SOWERBYS





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# The Beeches

Union Drift, Dereham  
Norfolk, NR20 3AZ

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Detached Family Home

Lovingly Extended and Refurbished  
Accommodation Stretching to 2,150 sq ft.

Open-Plan Living

Separate Study

Four Spacious Double Bedrooms

Modern Bathroom and En-Suite Shower Room

Large Private Garden

Double Garage with Off-Road Parking

Located on a Quiet Private Road

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Situated on a tranquil private lane, yet just a short walk from the historic market town of Dereham, you'll find this exquisite four bedroom detached home. It seamlessly combines classic charm with modern luxury.

This home has been lovingly maintained and has undergone significant renovations to meet the demands of modern living. While retaining its timeless exterior, the interior has been completely transformed.

As you enter, you are welcomed by a spacious entrance hall. Adjacent to the hall is a versatile study that could also function as a fifth bedroom. The grand dual-aspect lounge, featuring a central fireplace, creates a warm and sophisticated ambiance, ideal for relaxation.

The highlight of the home is the impressive open-plan kitchen and dining area, flooded with natural light from expansive glass doors and overhead skylights that open onto the garden. This modern, bespoke kitchen is equipped with high-end integrated appliances, providing a stylish space for gatherings with family and friends. A separate hallway leads to the utility area, integral garage, and a convenient cloakroom.

Upstairs, the luxurious principal suite boasts a private en-suite shower room, accompanied by three additional generously-sized bedrooms. The elegant family bathroom offers a spa-like retreat, while bespoke fitted wardrobes in three bedrooms offer ample storage.

Outside, a spacious shingled driveway provides plenty of off-road parking, leading to the garage. The well-proportioned rear garden offers an idyllic space for relaxation or outdoor entertaining, making it the perfect family home.





A wonderful place to invite loved ones and enjoy many gathering together.







First Floor  
Approximate Floor Area  
866 sq. ft  
(80.42 sq. m)



Ground Floor  
Approximate Floor Area  
1284 sq. ft  
(119.31 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



Dereham Windmill.

“A lovely blend of town and country living...”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 0815-3039-8203-7224-8204

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: ///segregate.sprain.stops

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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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