



THE STORY OF  
**14 Theatre Street**  
*Dereham, Norfolk*

**SOWERBYS**





THE STORY OF

# 14 Theatre Street

Dereham, Norfolk  
NR19 2EN

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Located in the Historic Market Town of Dereham

Semi-Detached Victorian Cottage

Period Features

Two Double Bedrooms

Cosy Sitting Room with Bay Window

Dining Room

Private Driveway

Garden

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**SOWERBYS DEREHAM OFFICE**

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This delightful semi-detached Victorian cottage, set in the historic market town of Dereham, offers a perfect blend of period charm and modern convenience. Retaining some of the original features, this beautifully presented home exudes timeless appeal while providing comfortable and versatile living spaces.

The cosy sitting room is a standout feature, with a striking bay window allowing natural light to flood the space, making it an ideal space to unwind. A separate dining room offers the perfect setting for hosting family meals or entertaining guests, while the well-equipped kitchen provides both practicality and style. A convenient ground-floor W/C completes this level.

Upstairs, two generously sized double bedrooms offer flexibility, whether used as peaceful retreats, home office space, or guest accommodation. Each room benefits from ample natural light and a comfortable layout.

Outside, the private driveway provides valuable off-road parking—an excellent feature for a home of this era. The charming garden is a true highlight, offering a tranquil retreat to enjoy outdoor dining, gardening, or simply relaxing in a peaceful setting.

Situated in a prime location, this characterful home benefits from Dereham's excellent amenities, including shops, cafés, schools, and transport links. With its beautiful period features, modern comforts, and sought-after setting, this Victorian gem presents a rare opportunity to own a charming and practical home in a thriving market town.









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



“This Victorian gem presents a rare opportunity to own a charming and practical home in a thriving market town.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref: 9648-5036-7233-3675-5944.

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: ///guess.workbench.snooze

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# SOWERBYS

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