



THE STORY OF  
**5 Boton Drive**  
*Dereham, Norfolk*

**SOWERBYS**





THE STORY OF

# 5 Boton Drive

Dereham, Norfolk  
NR19 2HG

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Stylish and Spacious Home

Thoughtfully Extended and Lovingly Updated

Two Generous Double Bedrooms

Modern Open-Plan Living

Bespoke Kitchen

Natural Light-Filled Interiors

Beautifully Landscaped  
Mediterranean-Style Gardens

Mature Planting, Seating Areas,  
and Sun-Drenched Terraces

Dedicated Garden Office and Garage Workshop

Driveway Parking

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**SOWERBYS DEREHAM OFFICE**

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Welcome to a truly special home where style, space, and soul come together in perfect harmony. Lovingly updated and thoughtfully extended by the current owners, this stunning property offers a unique blend of contemporary living and timeless comfort—set within beautifully landscaped Mediterranean-style gardens that transport you to sunnier shores.

Inside, the versatile layout offers two generous double bedrooms originally 3 bedrooms. Every corner of this home has been designed with care, from the modern open-plan living areas to the cosy corners that invite relaxation.

The bespoke kitchen flows effortlessly into the living space, making it perfect for entertaining or simply enjoying a quiet morning coffee while looking out over the garden. Natural light floods the interiors, highlighting the seamless connection between indoor and outdoor living.

Outside, the Mediterranean-inspired garden is a true retreat—complete with mature planting, peaceful seating areas, and sun-drenched terraces that feel like a private escape. Whether you're dining alfresco, working from home in the dedicated garden office, or pottering in the garage-turned-workshop, this home supports a lifestyle of ease and enjoyment.

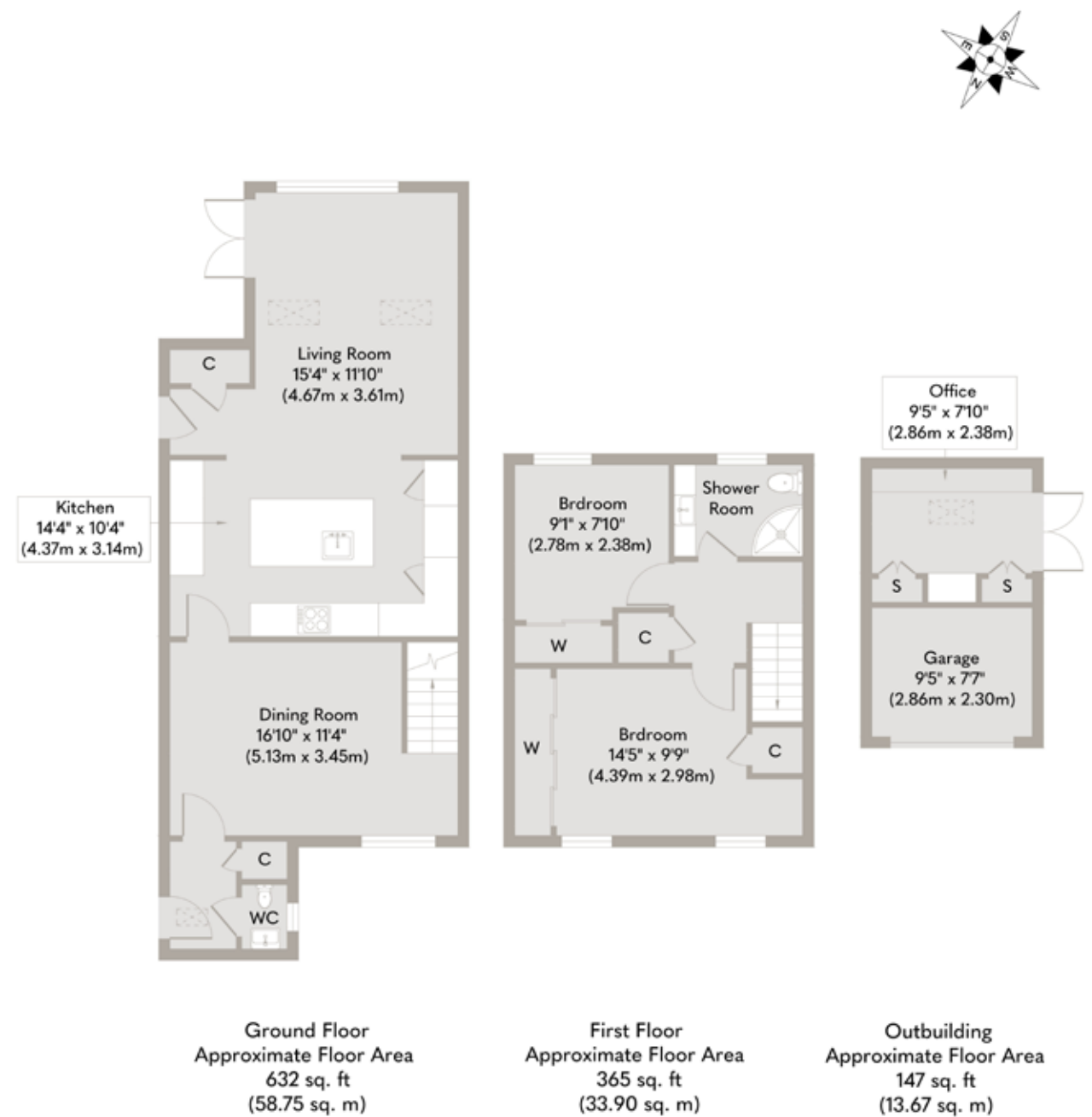
With driveway parking and a garage, there's plenty of space for visitors and practical living alike. And while it offers a feeling of tranquillity, you're never far from local amenities, schools, and transport links.

If you're searching for something a little bit different. something full of warmth, light, and personality, this is the one.









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



Aerial View

“We have loved the quietness of living here, as well as our friendly neighbours.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///users.harnessed.pylons

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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