



THE STORY OF

24 Townshend Road

Dereham, Norfolk

SOWERBYS



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24 Townshend Road

Dereham, Norfolk
NR19 2YD

Cul-de-Sac Location

Four Double Bedrooms

En-Suite to Principal and Main Family Bathroom

Modern Kitchen/Diner

Two Spacious Reception Rooms, Plus Study/Snug

Utility Room and WC

Double Garage

Close to Town Centre Amenities

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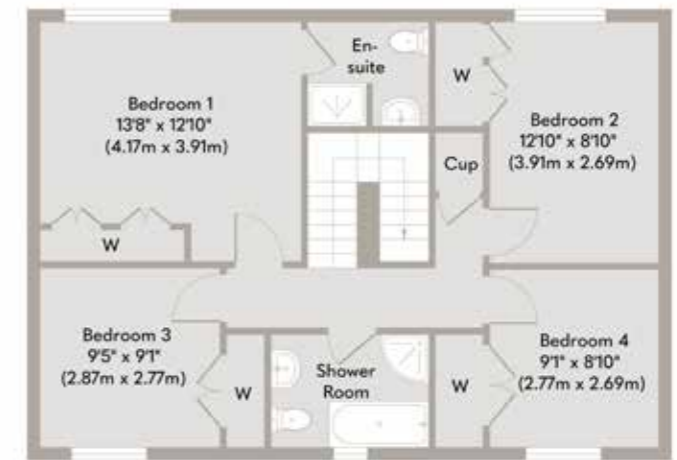


Tucked away at the end of a quiet cul-de-sac, Townshend Road offers a living environment that suits both the pace of busy family life and the desire for a calmer atmosphere. Just minutes from Dereham's town centre, the location is close enough to walk to local shops, schools and cafés, but far enough to enjoy the privacy and quiet that comes from a tucked-away position.

Inside, the home is laid out with everyday life in mind. At its heart is a modern kitchen/diner - bright, spacious, and designed to accommodate everything from a weekday breakfast rush to a weekend dinner with friends. The garden room extends this living space further, bringing in plenty of natural light and offering a relaxed spot to read, host, or simply enjoy a view of the garden. It's a home that adapts to your routine, rather than the other way around. Two further reception areas on the ground floor offer flexibility; one is currently used as a lounge, ideal for winding down in the evenings; the other could suit a range of uses - from a formal dining space to a home office or children's snug. That adaptability continues upstairs, where all four bedrooms are genuinely double in size and come with built-in wardrobes - making organisation simple, and morning routines that bit smoother. The principal bedroom includes an en-suite, while the remaining rooms are served by a well-fitted family bathroom. Storage and practicality have been well considered throughout, from the dedicated utility room to the detached double garage, which adds both convenience and security. There's parking space for two cars, in front of the garage.

Whether you're upsizing for more space, moving for schools, or simply seeking a more balanced lifestyle in a central location, this home is set up to support it. At Townshend Road, the essentials of family life - space, comfort, connection - are all here, in a setting that lets you grow into the years ahead with ease.





First Floor
Approximate Floor Area
719 sq. ft
(66.85 sq. m)



Double Garage
Approximate Floor Area
253 sq. ft
(23.51 sq. m)



Ground Floor
Approximate Floor Area
974 sq. ft
(90.60 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.

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



“...a home that adapts to your routine, rather than the other way around.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 5190-0650-0222-5003-3903

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: ///lived.shred.salaried

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

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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