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THE STORY OF
2 Neatherd Moor
Dereham, Norfolk

SOWERBYS



THE STORY OF

2 Neatherd Moor

Dereham, Norfolk
NR20 4AX

Offered with No Onward Chain

Potential to Improve and Extend (STPP)

Five Bedrooms

Two Bathrooms

Versatile Reception Rooms

Picturesque Views Over Neatherd Moor

Close to Amenities and Schools

Character Features Throughout

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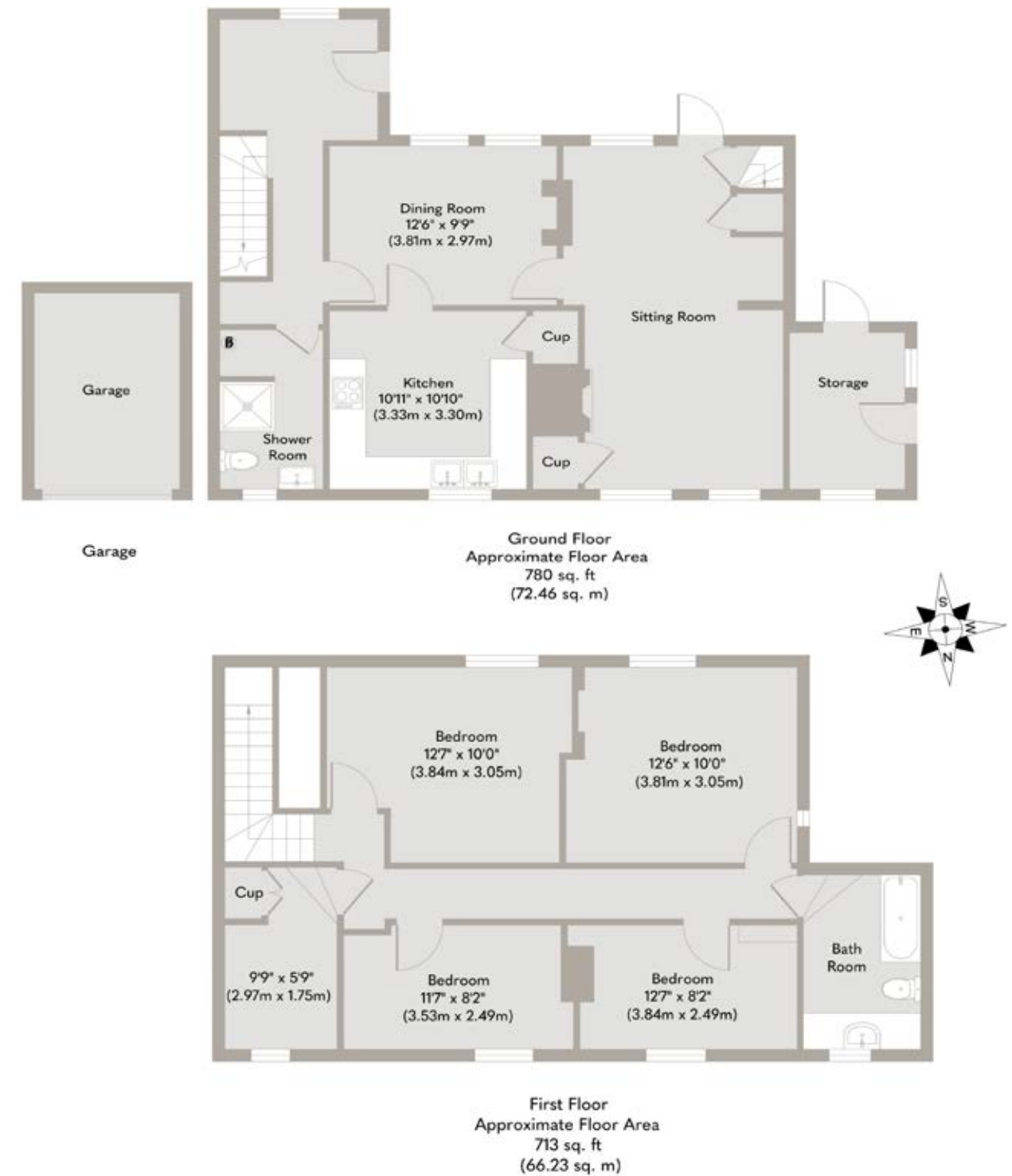
This period detached property presents a unique opportunity for those seeking a home with potential. Set in a tranquil location with stunning views over Neatherd Moor, the house offers a peaceful retreat while remaining conveniently close to local amenities and schools.

With five bedrooms, two bathrooms, and flexible reception spaces, this property offers plenty of room to accommodate your lifestyle needs. Whether you wish to create more living space, a home office, or simply enjoy the existing layout, the options are there. Character features throughout the home add warmth and charm, enhancing the property's timeless appeal.

Offered with no onward chain and providing the potential to improve and extend (STPP), giving you the chance to further personalise and add value to the property. The picturesque surroundings and quiet setting offer a peaceful backdrop, making it an ideal location for those looking for a balance of tranquility and convenience.

This is a property that invites you to imagine the possibilities—whether you're looking for a comfortable family home or a project with the opportunity for expansion and improvement, 2 Neatherd Moor offers something for everyone.





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



Dereham, Norfolk

“An ideal location for those looking for a balance of tranquility and convenience.”



SERVICES CONNECTED

Mains water, drainage, electricity and gas. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0320-2664-2320-2224-4581

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: ///producers.dwarf.revolting

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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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