



THE STORY OF

5 Dereham Road

Litcham, Norfolk

SOWERBYS



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5 Dereham Road

Litcham, Norfolk
PE32 2NU

Offered with the Benefit of No Onward Chain

Ideally Positioned Close to Village Amenities and
Local Schooling

Featuring Two Spacious Double Bedrooms

Charming Exposed Brick Fireplace with Log
Burner, Adding Warmth and Character

Beautifully Presented Throughout, Ready to Move
Straight Into

A Perfect Choice as a Holiday Retreat, Investment,
or Full-Time Home

Contemporary Fitted Kitchen Complete with
Quality Integrated Appliances

Stylish Ground Floor Bathroom,
Thoughtfully Designed for Convenience

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Nestled within the charming and well-connected village of Litcham, this beautifully presented two-bedroom mid-terraced cottage offers the perfect balance of period charm and contemporary living. Finished to a high specification throughout, the property is ideally located within walking distance of a variety of local amenities, including shops, a popular village school, and countryside walks.

Immaculately maintained, the accommodation is thoughtfully arranged to offer both comfort and functionality. The welcoming sitting room is generous in proportion and full of character, centred around a striking exposed brick fireplace with a fully operational log burner—perfect for cosy evenings in or relaxed entertaining.

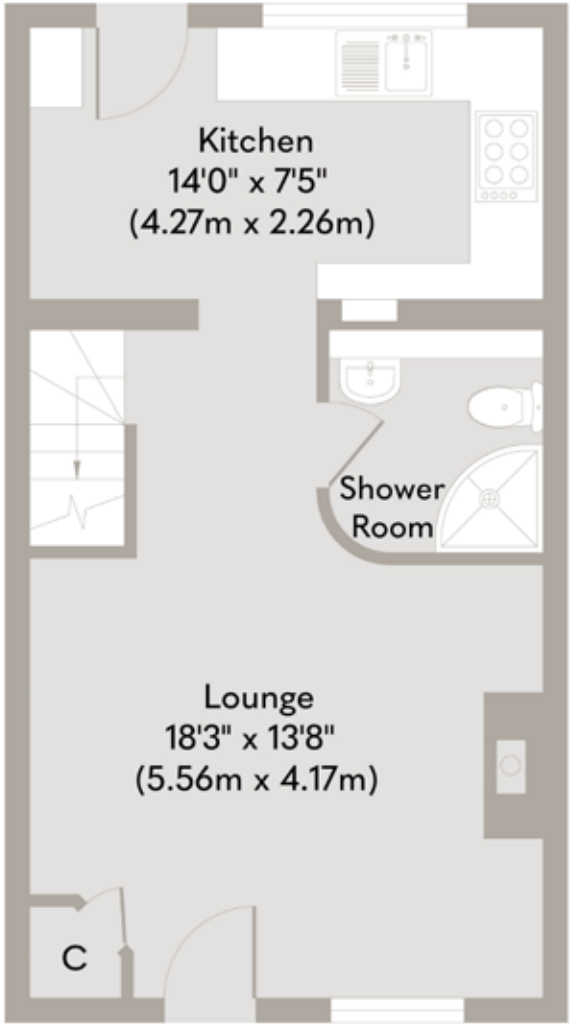
To the rear, a sleek and modern kitchen/dining room serves as a practical and stylish heart of the home. Boasting a comprehensive range of fitted units and integrated appliances—including electric oven, hob, dishwasher and fridge freezer—this space also offers room for informal dining, making it ideal for both everyday living and hosting.

The ground floor is completed by a well-appointed shower room, finished in contemporary tones. Upstairs, two generous double bedrooms provide peaceful retreats, each beautifully presented and filled with natural light.

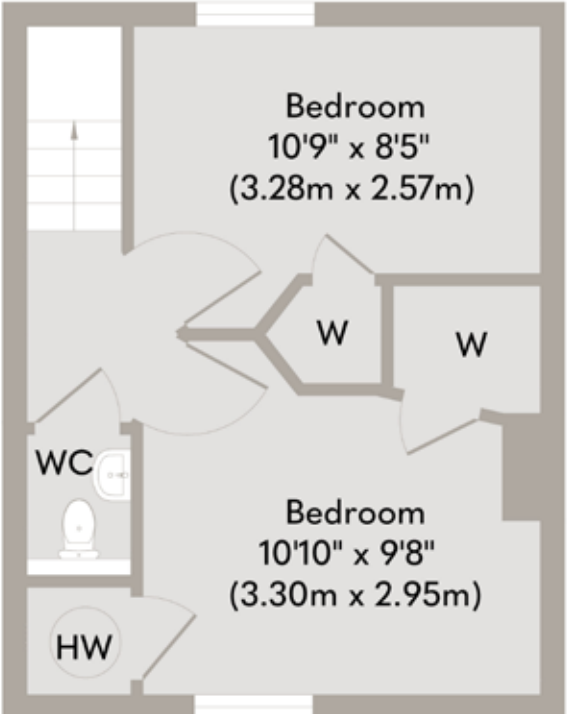
Externally, residents enjoy access to a communal lawned garden—an ideal space for outdoor relaxation or a morning coffee. Two brick-built outhouses, one of which is plumbed for a washing machine, offer excellent additional storage and utility options. Unallocated off-road parking is available to the front of the property.

Whether you're searching for a permanent residence, a countryside escape, or a charming holiday home, this delightful cottage in the heart of one of Norfolk's most sought-after villages offers a superb lifestyle opportunity.





Ground Floor
Approximate Floor Area
370 sq. ft
(34.46 sq. m)



First Floor
Approximate Floor Area
256 sq. ft
(23.73 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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Litcham

COMMUNITY LIFE IN THE MIDDLE OF NORFOLK

With a welcoming community and beautiful surroundings, Litcham is perfect for those looking to enjoy the idyllic village life.

The village has a popular pub, The Bull, which is a traditional coaching inn from the 17th century, although the foundations date back to the mid 1300s, which makes it the second oldest inn in Norfolk. Litcham Deli is the perfect place to meet a friend for coffee and cake, or to pick up some delicious locally produced goodies for later. There is also a doctors' surgery, village hall, post office / general store, and two schools: a primary, and the very much in demand, Litcham High.

Litcham Common is a managed Nature Reserve of 28 hectares of lowland heath and mixed woodlands, situated to the south of the village on the Nar Valley Way, a 35 mile long footpath from East Dereham to King's Lynn. Surrounded by beautiful countryside scenery, the river Nar is never far away whilst you are venturing along this path.

All Saints Church dates back to the 12th century, but was largely rebuilt in the early 15th century. There is also a Methodist Chapel on Front Street, which was built in 1909. The Priory at the bottom of Church Street is likely to have once been a Chapel or Hermitage.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town approximately 9 miles away. There's a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.



Note from Sowerbys



Litcham Common, Norfolk

“the perfect balance of period charm and contemporary living.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 4900-9017-0722-3027-1393

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: ///compliant.downturn.treating

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

