



THE STORY OF

26 Neatherd Moor

Dereham, Norfolk

SOWERBYS



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26 Neatherd Moor

Dereham, Norfolk
NR20 4AX

Generous Accommodation
Extending to over 2,700 sq. ft.

Superb Principal Suite Occupying
the Entire First Floor

Four Versatile Ground Floor Reception
Rooms, Ideal for Modern Family
Living or Working From Home

Peacefully Located on the Edge of Neatherd Moor,
Offering Immediate Access to Open Green Space

Conveniently Situated Close to Local Amenities
and Well-Regarded Schools

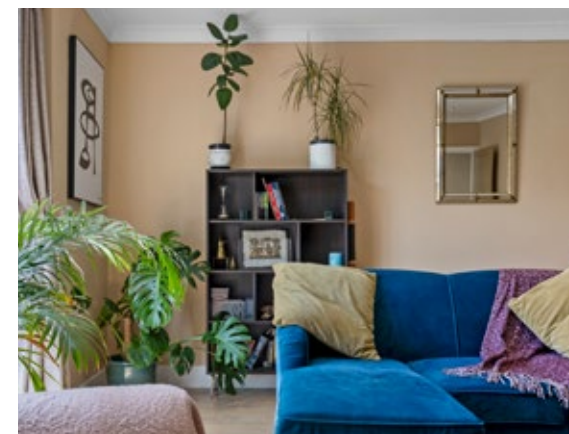
Self-Contained Two-Bedroom Annexe

Low-Maintenance Rear Garden, Ideal
for Relaxing and Entertaining

Abundant Off-Road Parking and a Single Garage

SOWERBYS DEREHAM OFFICE
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Enjoying a quietly privileged position beside the open expanses of Neatherd Moor, this exceptional home offers over 2,700 sq. ft. of beautifully adaptable living space—perfectly suited to modern family life, multigenerational living, or those seeking the flexibility to work from home in a tranquil setting.

At the heart of the home lies a well-appointed kitchen/breakfast room, thoughtfully designed for everyday living and informal entertaining. The ground floor provides four versatile rooms, ideal as reception spaces, home offices or additional bedrooms, allowing the layout to evolve effortlessly with your lifestyle.

Occupying the entire first floor, the private principal suite offers a true sense of retreat, complete with a generous relaxation area, dressing space with built-in wardrobes, and a stylish en suite.

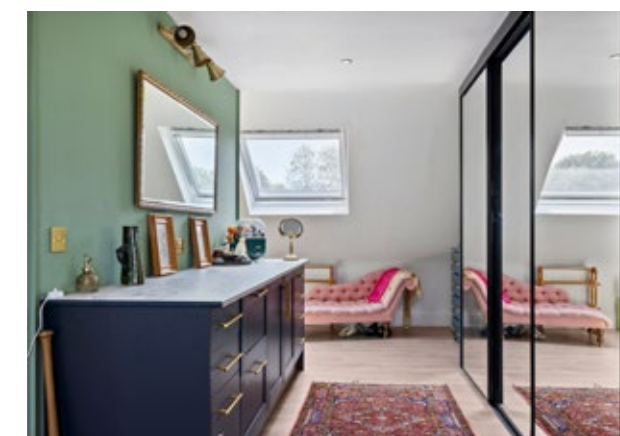
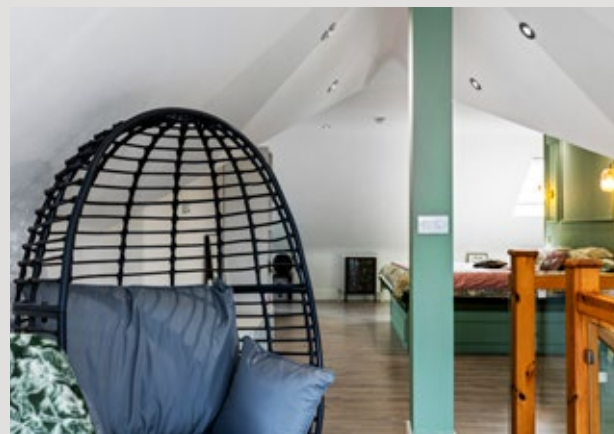
The property also benefits from a self-contained two-bedroom annexe, perfect for extended family, visiting guests or as a potential income-generating opportunity.

Outside, the rear garden has been landscaped for ease of maintenance while still offering wonderful space to relax, dine and entertain. A single garage and ample off-road parking complete the offering.

Tucked away in one of Dereham's most sought-after locations, this home enjoys direct access to Neatherd Moor's open green space, yet remains just a short stroll from the town's shops, schools, and everyday amenities. With excellent transport links via the A47 to Norwich and beyond, this is a home that offers both serenity and convenience.

A home designed to grow with you—balanced, flexible, and full of potential.









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.



SERVICES CONNECTED

Mains water, gas and electricity. Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0051-2291-8050-2107-6171

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: ///tilt.bats.unearthly

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SOWERBYS

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Journey

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more than a home
for the homeless

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Norfolk and
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