



INTRODUCING

Flat 123, The Maltings

Dereham, Norfolk

SOWERBYS



THE STORY OF

Flat 123, The Maltings

Dereham, Norfolk
NR19 2UU

Offered Chain Free

Perfect First Time Buy
or BTL investment

Close to Town Centre
Amenities

Allocated Underground
Parking

Two Double Bedrooms

Spacious Reception Room

SOWERBYS DEREHAM OFFICE

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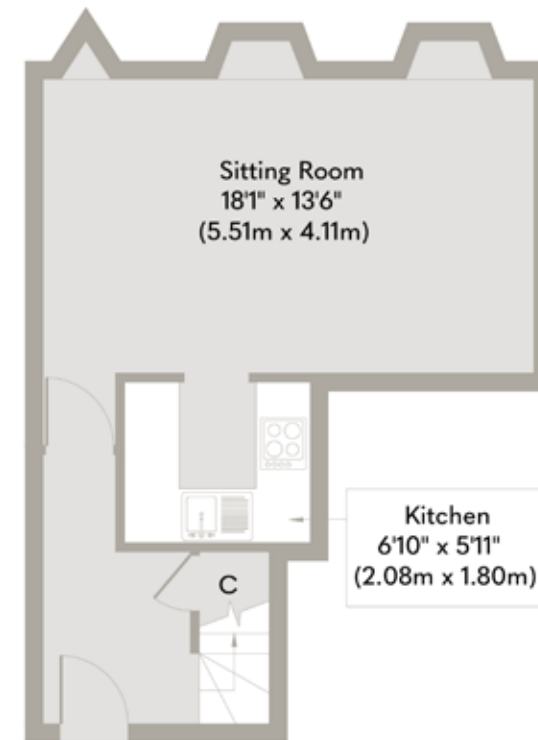
This well-presented two-bedroom top floor duplex flat at The Maltings offers an excellent opportunity for first-time buyers or buy-to-let investors. Conveniently located close to Dereham town centre amenities, the property provides modern, low-maintenance living within a desirable development.

The flat benefits from two double bedrooms and a spacious reception room, creating a comfortable and practical layout ideal for a range of lifestyles. The split-level design adds a sense of space and separation, while large windows allow for plenty of natural light throughout.

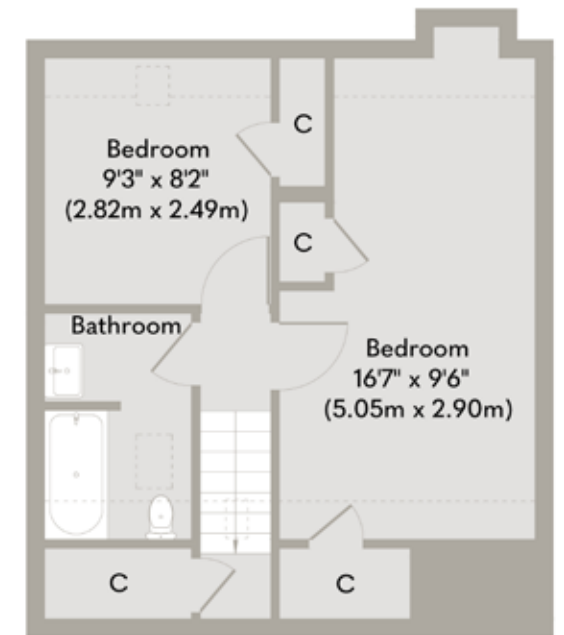
Additional features include allocated underground parking, ensuring secure and convenient vehicle storage. The property is offered chain free, providing a straightforward purchase process.

With its combination of size, location, and investment potential, this duplex flat represents an attractive opportunity within walking distance of local shops, restaurants, and transport links.





First Floor
Approximate Floor Area
322 sq. ft
(29.91 sq. m)



Second Floor
Approximate Floor Area
376 sq. ft
(34.93 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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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



The Maltings, Dereham

“A desirable duplex flat offering both lifestyle appeal and investment potential.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via electric storage heaters.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref: 0463-2856-6766-2090-3885

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

Leasehold.

92 years remaining.

LOCATION

What3words: ///sheds.dozens.spill

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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