



SOWERBYS

## RUSSELL HOUSE

47 Commercial Road, Dereham,  
Norfolk, NR19 1AE





# RUSSELL HOUSE

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Norfolk, NR19 1AE

- Beautifully Presented Georgian Home
- Original Period Features Throughout
- Located Close to Town Centre
- Five Bedrooms with Principal En-Suite
- Four Reception Rooms
- Coach House with Annexe/Home Office Potential (STPP)
- In and Out Shingled Driveway
- Enclosed Walled Gardens
- No Onward Chain

Dereham Office

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Offered with no onward chain, Sowerbys are proud to present to the market this wonderful Georgian property, located in a highly desirable position, just a short distance from Dereham town centre. From the red brick to the characteristically high ceilings found throughout, this beautiful home exudes elegance and style with many original features which have been beautifully maintained by the existing owners during many enjoyable years at the property.

On the ground floor, the versatile and generous accommodation includes a stunning entrance hall, lounge, drawing room, dining room and kitchen/breakfast room complete with an Aga. Additionally you will discover a delightful garden room spanning the full width of the property, a utility/boot room and a downstairs shower room.

Upstairs, you will find five bedrooms, four of which are spacious doubles and with the principal bedroom enjoying an en-suite shower room.

The internal spaces are matched by the stunning gardens. The property is approached via a double entrance in and out gravelled driveway with a low brick wall and hedging to the front boundary providing a good degree of seclusion for the property. Access to the rear is provided via double gates inset into a high brick wall to the side of the property. Further driveway space can be found to the front of the coach house, part of which is configured to provide garaging and workshop space. The coach house could easily provide annexe or home office potential as required, subject to the necessary consents.





























## DEREHAM

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow. Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the City. Norwich has an international airport and a mainline rail link to Liverpool Street, London.

## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating. Telephone and broadband connection.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 9350-2787-3000-2300-7011

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.

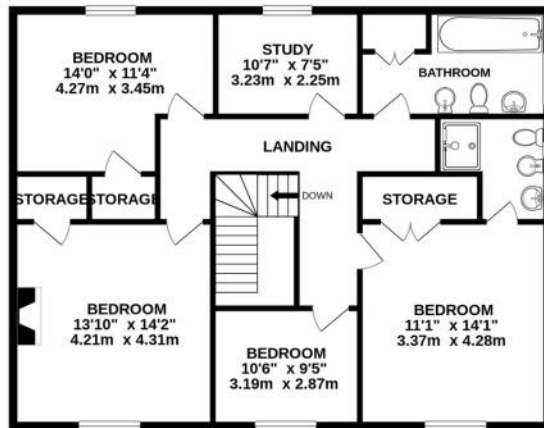
## AGENT'S NOTE

We are aware that Outline Planning Permission has been granted for a single residential dwelling on a garden plot neighbouring Russell House Ref: 3PL/2020/0388/O. For further information please refer to the Breckland Council Planning Portal.

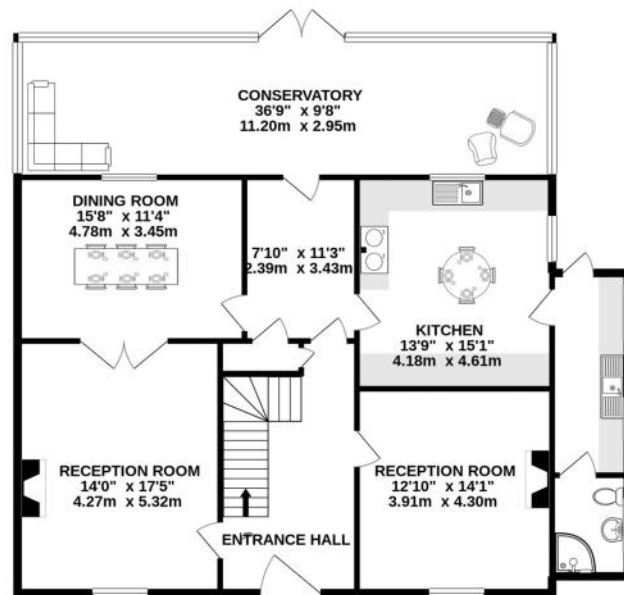
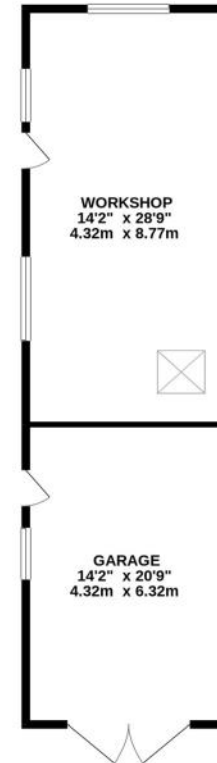


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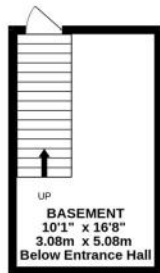




1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Norfolk Property Specialists

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