



35 Masefield Mews, Dereham

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed in to an entrance hall which, home to a cloakroom with wash basin and WC, leads to the ground floor accommodation. The modern fitted kitchen features an abundance of both cupboard and worktop units, ready for those looking to display their culinary skills. The kitchen is offered with an integral hob, electric oven, washing machine and a fridge freezer.

Boasting adequate dimensions for all traditional furnishings, the cosy sitting room provides the ideal spot for relaxing throughout all times of the day. Beyond the sitting room, the reception space is extended further in the form of a conservatory, ready to be enjoyed during the upcoming summer months.

Stairs located in the entrance hall lead to the first floor bedroom and bathroom accommodation.

The primary bedroom within the property is a versatile double room benefitting from a fitted wardrobe. The second bedroom, a smaller double room could alternatively be utilised as an office/study, ideal for those working remotely. Complementing the bedrooms, the family bathroom comprises an electric shower over bath, a wash basin, WC and a wall mounted cupboard.

Externally, the property benefits from allocated off road parking for two vehicles. The low maintenance private enclosed garden features a generous patio, gravel areas and a timber structure storage shed.

Fired by Gas Central Heating, the property is available May 12th on an initial 12 month tenancy.

## DEREHAM

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.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

## AGENT'S NOTES

No Pets

Gas Central Heating

Available 12th May

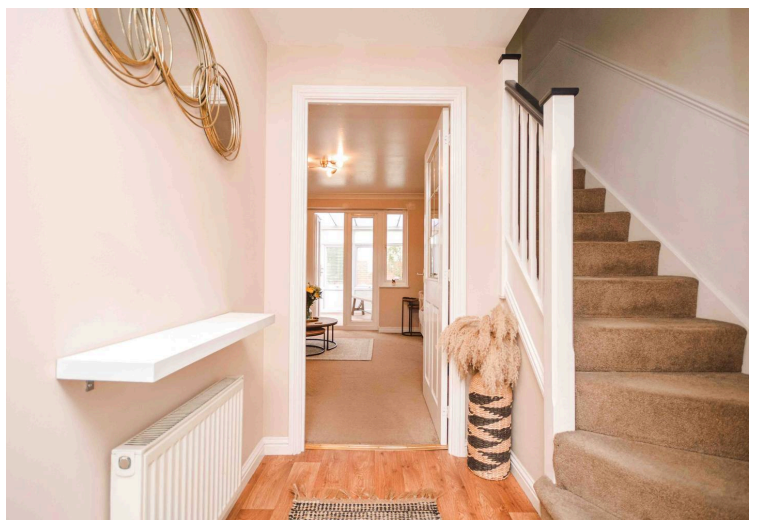
Unfurnished

12 Month Initial Tenancy

## LOCATION

What3words: [stilted.booklet.yogg](#)





# 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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