



Introducing  
4 Oakwood Close  
Dereham

**SOWERBYS**

Sowerbys are delighted to offer this two bedroom semi-detached house in a quiet cul-de-sac located just outside of the thriving Dereham town centre.

On entering the property, there is a large, open living room. The fitted kitchen is modern and offers a built in oven with space for additional white goods. Further accommodation upstairs boasts a principal bedroom with built in double wardrobes. The property also offers another double bedroom and a family bathroom.

Externally the property benefits from a generously sized and well-maintained garden. There is also off road allocated parking at the front of the property available for two vehicles.

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

#### **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.

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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.

#### **AGENTS NOTES**

No Pets

Unfurnished

Gas Central Heating

12 Month Initial Tenancy

Available 12th May 2025

#### **COUNCIL TAX**

Band B.

#### **ENERGY EFFICIENCY RATING**

D. 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.

#### **LOCATION**

What3Words:///relief.lays.rucksack







# 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

