



Oyster Meadow  
Dereham

**SOWERBYS**

Upon arrival at the property, prospective tenants are immediately welcomed into a grand entrance hall, which is home to a cloakroom with a wash basin and WC, leading to the sprawling ground floor accommodation. Undoubtedly, the hub of this spectacular detached residence is the elegant open-plan living area, perfect for entertainment at all times of the day.

Boasting extensive dimensions, the sitting area, complete with an operational wood burner, provides the versatility for all desired furnishings. Beyond the sitting area, the reception space is extended further in the form of a garden room, complete with french doors leading to a private patio area.

Featuring a wealth of cupboard and worktop units in addition to a breakfast bar, the bespoke fitted kitchen is ideal for those looking to display their culinary skills. The fully equipped kitchen is offered with a gas hob, electric oven, grill, fridge freezer, dishwasher, and a drinks cooler. Adjacent to the kitchen, prospective tenants will find a separate utility room with space for a washing machine.

Positioned on the ground floor, the primary bedroom within the property is an extensive double room featuring triple fitted mirrored wardrobes and French doors leading to the private enclosed garden. The primary bedroom benefits from a luxury en-suite comprising a walk-in shower, dual wash basins, a WC, and a heated towel rail. Completing the ground floor accommodation is the fifth bedroom, a comfortable double room enjoying a view of the enclosed garden.

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

The second bedroom is another spacious double room, benefiting from fitted wardrobes in addition to an en-suite comprising a walk-in shower, wash basin, WC, and heated towel rail. The third bedroom is a comfortable double room enjoying a picturesque view of the private enclosed garden with Neatherd Moor beyond. The fourth double bedroom has the versatility to be utilized as an office or study, perfect for those working remotely. Complementing the bedrooms, the family bathroom features a shower over the bath, wash basin, WC, and heated towel rail.

The property is approached via a brick weave driveway, providing parking for two vehicles, leading to a double garage with an electric supply.

The beautifully landscaped private enclosed garden is home to multiple patio areas, perfect for outdoor entertainment, low-maintenance lawns, a greenhouse, a timber structure storage shed, and an array of mature shrubbery. Neatherd Moor borders the garden, providing a real sense of tranquillity.

The property is available now 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.

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.

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 NOTE**

Unfurnished.

Available now.

Pets by negotiation.

Gas central heating.

12 Month initial tenancy.

## **COUNCIL TAX**

Band F.

## **ENERGY EFFICIENCY RATING**

B. 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: ///sorters.everybody.hills







# 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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