



Beatrice Avenue,
Dereham

SOWERBYS

Upon entering the property, prospective tenants are welcomed in to a porch which leads to the ground floor accommodation. The cosy sitting room boasts adequate dimensions for all desired contents/furnishings and is complete with an electric fireplace. Beyond the sitting room, prospective tenants will find the modern fitted kitchen which is home to an abundance of both cupboard and worktop units in addition to useful under stair storage. The kitchen, inclusive of integral gas hob, electric oven, has space for a dishwasher, fridge freezer and a dining table. Neighbouring the kitchen is a utility room which with plumbing for a washing machine provides access to the private rear patio area. Completing the ground floor accommodation is a newly renovated shower room comprising a walk in shower, wash basin, WC and heated towel rail.

Stairs located in the entrance porch lead prospective tenants to the first floor accommodation, home to the three bedrooms.

The principal bedroom within the property is a versatile double room allowing for all desired contents and furnishings. The second bedroom is a smaller double room which enjoys an aspect out over the private enclosed garden. The third bedroom is a single room which could alternatively be utilised as a dressing room or an office/study for those working from home.

To the front of the property, prospective tenants will find allocated parking for one vehicle. The low maintenance private rear enclosed garden featuring both turf & patio areas is complete with a timber structure storage shed.

Fired by gas central heating, the property is available now on a minimum 12 month initial tenancy.

DEREHAM

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with

more recent developments. In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street. Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

AGENTS NOTE

Unfurnished.
Available now.
Pets by negotiation.
Gas central heating.
12 month initial tenancy.

COUNCIL TAX

Band A.

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: ///sheepish.engineers.global



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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