



Introducing
98 Norwich Road,
Dereham

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed into a cosy sitting room which boasts adequate dimensions for all traditional furnishings. Beyond the sitting room, the reception space is extended further in the form of a dining room which lends itself for entertainment throughout all times of the day.

The modern fitted kitchen, home to an abundance of cupboard and worktop units is ideal for those looking to display their culinary skills. Offered with an electric cooker, the kitchen has space for a washing machine and a fridge freezer. Completing the ground floor accommodation is a bathroom comprising a shower over bath, a wash basin and WC.

Stairs dividing the reception rooms lead to the first floor bedroom accommodation.

Flooded in natural light, the primary bedroom within the property is an extensive double room benefitting from a fitted wardrobe. Accessible from the primary bedroom is a walk in dressing room which could alternatively be utilised as an office/study for those working remotely. The second bedroom, another comfortable double room provides versatile dimensions for traditional furnishings.

Externally, to the front of the property is a gravel driveway providing parking for two vehicles. The private rear enclosed garden features a low maintenance lawn, a timber structure storage shed and an array of mature shrubbery.

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.

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.

AGENTS NOTE

No pets.

Unfurnished.

Available now.

Gas central heating.

12 month initial tenancy.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. 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.



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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

