



Introducing
Stockholm Way
Dereham

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed into an entrance hall which, home to a cloakroom with wash basin and WC, leads to the well appointed ground floor accommodation.

Featuring an abundance of both cupboard and worktop units, the modern fitted kitchen is ideal for those looking to display their culinary skills. Offered with an integral gas hob/electric oven, the kitchen has space for a washing machine and a fridge freezer. Flooded in natural light, the cosy sitting room boasts versatile dimensions for all desired furnishings. The reception space is extended further in the form of a conservatory which lends itself for entertainment throughout all times of the day.

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

The primary bedroom within the property is a spacious double room benefitting from fitted wardrobes. The second bedroom, a smaller double room, enjoys an aspect out over the private enclosed garden. The third bedroom is a single room which could alternatively be utilised as an office/study for those working remotely. Complementing the bedrooms, the main bathroom comprises an electric shower over bath, a wash basin, WC and a wall mounted cupboard.

Externally, prospective tenants will find one allocated off road parking space which neighbours a single garage with electric supply. The private rear enclosed garden features a low maintenance lawn with mature borders.

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.

COUNCIL TAX

Band B.

LOCATION

What3Words - [///wimp.iron.blame](https://wimp.iron.blame)

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.

AGENT'S NOTES

No Pets

Gas Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy



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

