



Introducing
116a Sandy Lane
Dereham

SOWERBYS

Upon arrival, prospective tenants are immediately welcomed into the inviting open plan living area, which is without doubt the hub of this spectacular home, allowing for entertainment and reception at all times of the day. The modern fitted kitchen features an integral electric oven/hob with space for a washing machine and fridge freezer. The open plan living space boasts versatile dimensions for traditional contents and furnishings.

The generously proportioned principal bedroom within the apartment accommodates desired furnishings and enjoys a luxury en-suite comprising a shower over bath, wash basin, WC and heated towel rail. The second bedroom is another versatile double room, with the third bedroom, a smaller double, offering itself perfectly as an office/study for those working from home.

Complementing the bedrooms is the bathroom which comprises a shower over bath, wash basin and WC. Completing the internal accommodation is a convenient storage cupboard accessible from the hallway.

Externally, the apartment benefits from allocated off road parking for one vehicle in addition to a newly constructed storage unit.

Available October 15th on an initial 12 month 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.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.

AGENT'S NOTES

No pets

Available October

Applicants Must Be Employed Or Have Sufficient Means

COUNCIL TAX

Band D.

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: ///strain.duty.finishers



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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