



THE STORY OF
20 Quebec Road
Dereham, Norfolk

SOWERBYS



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20 Quebec Road

Dereham, Norfolk
NR19 2DR

Offered Chain Free

Situated on the Outskirts of
Dereham Town Centre

Walking Distances to Local
Amenities and Schools

Five Double Bedrooms

Versatile Outbuilding Currently Set up as a
Outdoor Kitchen/ Cinema Room and Gym

Outbuilding Connected with Mains
Water, Electricity and Cat 6 Internet

Generous and Private Rear Garden

Ample Off Road Parking

Two Spacious Reception Rooms

Blessed with Original Features Throughout

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Set on the outskirts of Dereham town centre, Quebec Road is a substantial five-bedroom semi-detached home offering an excellent balance of space, flexibility and convenience. Arranged over three storeys, the property provides generous accommodation that is well suited to modern family life, with the added benefit of a versatile outbuilding, private rear garden and ample off-road parking.

The location is a particular strength, providing easy access to the centre of Dereham while remaining well placed for a wide range of everyday amenities, local schools, shops and services. The property offers the opportunity to enjoy the convenience of town living without being right in the heart of the town centre, making it an appealing choice for families looking for both accessibility and space.

Inside, the house offers an impressive amount of accommodation, with five double bedrooms providing genuine flexibility for a growing family, guests, home working or those simply wanting additional space. The two spacious reception rooms create useful areas for both everyday family life and entertaining, while the overall layout gives the property a sense of scale that is increasingly difficult to find.

“Our property is grand, bright and homely.”

The three-storey arrangement provides a particularly versatile footprint, allowing different generations, family members or guests to have their own space when required. There is also a basement area, adding further useful storage and flexibility to the property.





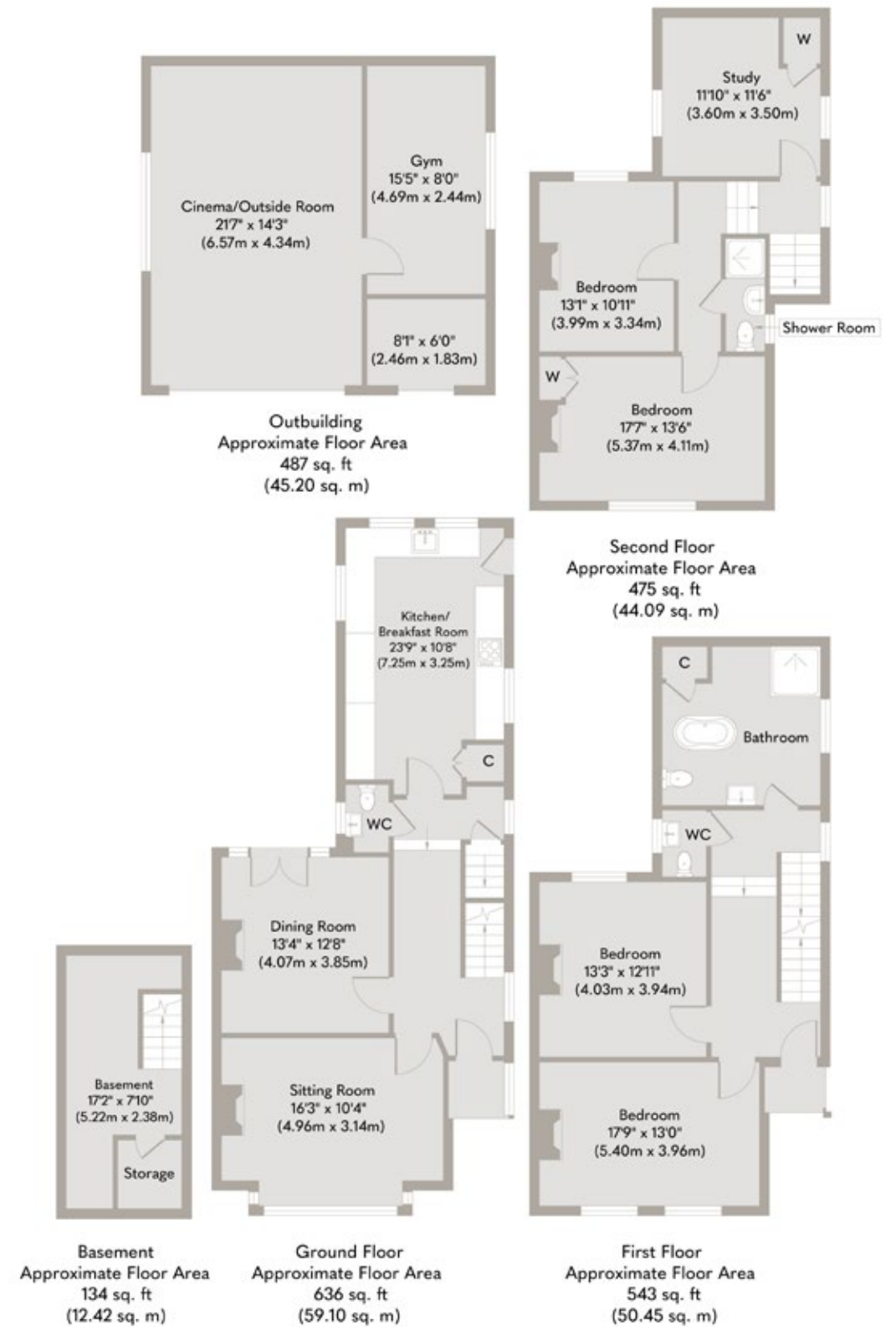
Outside, the generous rear garden is both private and well suited to family use, offering plenty of scope for outdoor entertaining, children's play, gardening or simply enjoying some additional space away from the house. The versatile outbuilding is currently arranged as a outdoor kitchen/cinema room and gym, providing an excellent dedicated space for exercise and could equally lend itself to a home office, hobby room, studio or other lifestyle requirements, subject to any necessary permissions. It also benefits from mains water, electricity and cat 6 internet.

To the front, ample off-road parking adds another practical advantage, particularly for a property of this size and with five bedrooms.

Overall, Quebec Road is a sizeable and versatile family home offering the combination of accommodation, outdoor space and location that makes it stand out. With five double bedrooms, two substantial reception rooms, a useful basement, private garden, dedicated outbuilding and generous parking, there is considerable flexibility to adapt the property around the needs of its next owners.

Being offered chain free, the property is well placed for buyers seeking a straightforward move and represents an opportunity to acquire a substantial home within easy reach of Dereham town centre, local amenities and schools.

“We love being close enough to the town for all the amenities, while rural walks and fields are just five minutes in the opposite direction.”



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

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.



Note from the Vendor



Fireplace detailing

“It's a beautiful property, full of character and original features.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 8858-6223-4210-0417-7992

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///stealing.learns.rainwater

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SOWERBYS

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