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THE STORY OF
26 Sheddick Court
Dereham, Norfolk

SOWERBYS



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26 Sheddick Court

Dereham, Norfolk
NR19 2DT

Detached Family Residence

Generous Private Plot

Three Double Bedrooms

Open Plan Kitchen-Diner

Multiple Reception Rooms

En-Suite to Principal Bedroom

Family Bathroom and Ground Floor WC

Driveway Parking and Garage

Walking Distance to Town Centre Amenities

Easy Access to the A47 And Local Schools

SOWERBYS DEREHAM OFFICE

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Occupying a generous private plot within the established Sheddick Court development, this substantial detached residence offers versatile accommodation perfectly suited to modern family life. Positioned within easy reach of Dereham town centre, the property combines spacious interiors with excellent convenience, placing schools, supermarkets, cafés and everyday amenities all close at hand, alongside straightforward access to the A47 for commuting across Norfolk.

The accommodation has been thoughtfully arranged to provide both flexibility and practicality, with multiple reception spaces creating opportunities for formal dining, family living, home working or playroom space depending on individual requirements.

At the centre of the home sits a generous open plan kitchen-diner, designed as a sociable and functional space with ample room for cooking, dining and entertaining. Large windows and well-balanced proportions ensure the principal rooms feel bright and welcoming throughout.

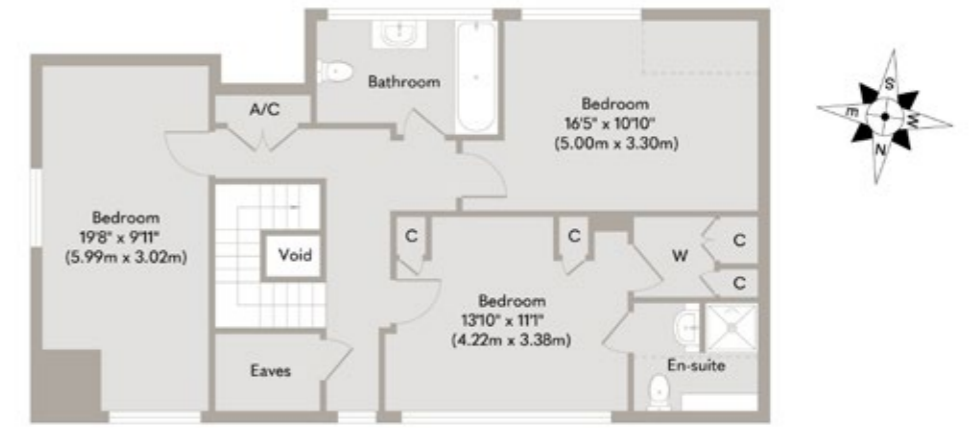
Upstairs, there are three comfortable double bedrooms, all well proportioned and ideal for family living or visiting guests. The principal bedroom benefits from an en suite shower room, whilst the remaining bedrooms are served by a family bathroom. A separate ground floor WC adds further practicality.

Outside, the private plot provides a strong sense of space and seclusion, with excellent potential for families, gardening or outdoor entertaining. Combining adaptable accommodation, generous living space and a highly convenient location, this is a home well suited to long-term family living within one of Dereham's most established residential settings.



The house adapts easily as family life changes over time.





First Floor
Approximate Floor Area
824 sq. ft
(76.59 sq. m)



Ground Floor
Approximate Floor Area
1444 sq. ft
(134.15 sq. m)

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 Sowerbys



“The private gardens give the house a lovely sense of separation from the outside world, particularly during the warmer months.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2828-3062-6205-2276-7200

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: ///lamine.trumpet.letters

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SOWERBYS

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