



INTRODUCING

# 3 Lime Tree Close

*Dereham, Norfolk*

# SOWERBYS



THE STORY OF

# 3 Lime Tree Close

Dereham, Norfolk  
NR19 2HW

Offered Chain Free

Wealth of Opportunity  
and Potential

Two/Three Bedrooms

Close to Town Centre

Single Garage and  
Off Road Parking

Quiet Cul-de-Sac Location

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Situated within a quiet cul-de-sac in a well-served market town, this semi-detached two/three bedroom bungalow presents a rare opportunity for buyers seeking a full renovation project with exceptional potential. Offered chain free, the property provides a straightforward purchase for those ready to modernise and create a home tailored entirely to their own taste and requirements.

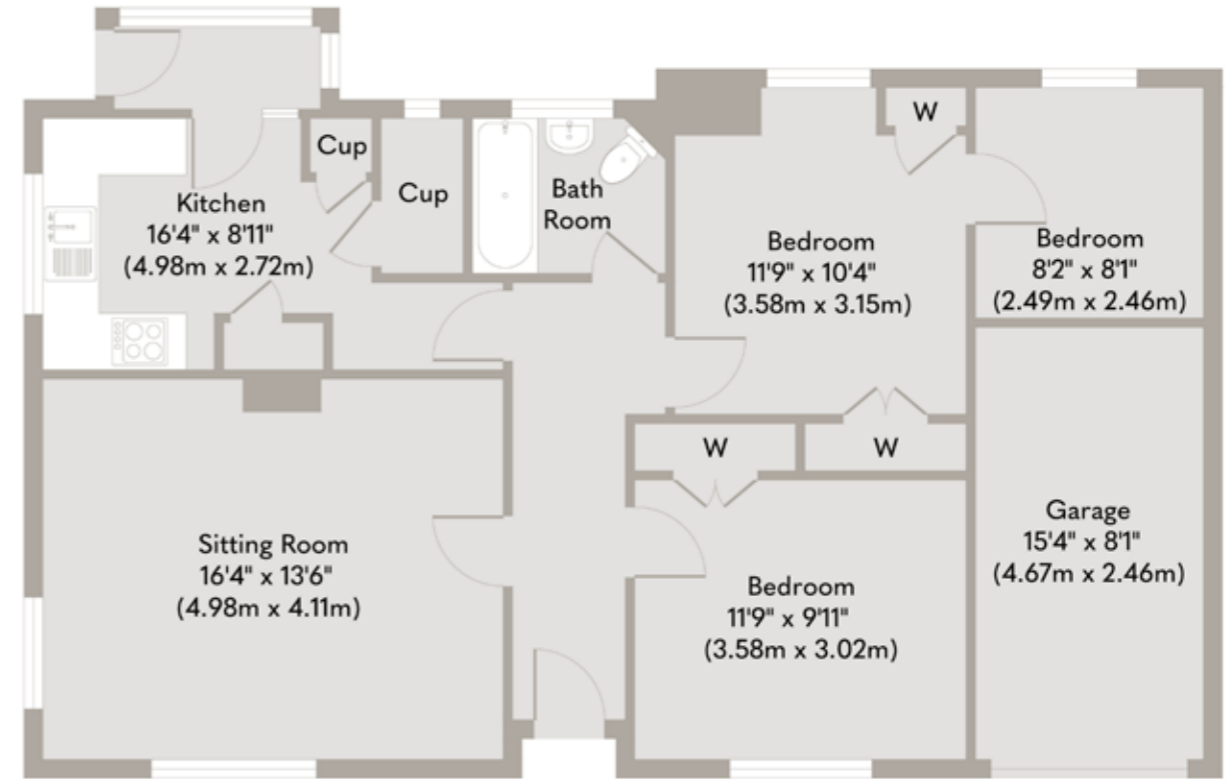
In need of comprehensive updating throughout, the bungalow offers a blank canvas for improvement, reconfiguration or extension (subject to the necessary consents). Its existing layout is flexible, currently arranged as two/three bedrooms, allowing scope to adapt the accommodation to suit a variety of lifestyles - whether as a spacious two-bedroom home with additional reception space, or as a three-bedroom property for growing families, downsizers wanting guest accommodation, or those working from home.

The setting is a particular feature. Positioned within a quiet residential cul-de-sac, the property enjoys a peaceful environment while remaining conveniently close to Dereham town centre. Everyday amenities, supermarkets, independent shops, healthcare facilities, and transport links are all easily accessible, making this an appealing location offering both privacy and practicality.

Externally, the bungalow benefits from a single garage and off-road parking, ensuring practical storage and secure parking options. The plot offers further potential for landscaping and enhancement, complementing any internal refurbishment programme and adding long-term value.

Properties of this nature - semi-detached, centrally located, and offering genuine scope for transformation - are increasingly rare. Whether you are an experienced renovator, investor, or buyer looking to create a long-term home to your own specification, this is an opportunity not to be missed.





Ground Floor  
 Approximate Floor Area  
 842 sq. ft  
 (78.22 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.



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///views.auctioned.bills

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# SOWERBYS

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