



THE STORY OF

# 8 Vicarage Meadows

*Dereham,, Norfolk*

SOWERBYS



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# 8 Vicarage Meadows

Dereham, Norfolk  
NR19 1TW

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Offered with No Onward Chain

Set on the Outskirts of Dereham Town Centre

Easy Access to Local Amenities

Five Double Bedrooms

En-Suite and Four Piece Family Bathroom

Multiple Reception Spaces, Including  
23 ft. Dual Aspect Sitting Room

Stylish and Spacious Open Plan Kitchen-  
Dining Area Overlooking the Garden

Double Garage and Ample Off Road Parking

Popular Cul-de-Sac Location

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Set within a popular cul-de-sac on the outskirts of Dereham, Vicarage Meadows is a substantial five-bedroom detached home offering the space, flexibility and convenience needed for modern family life.

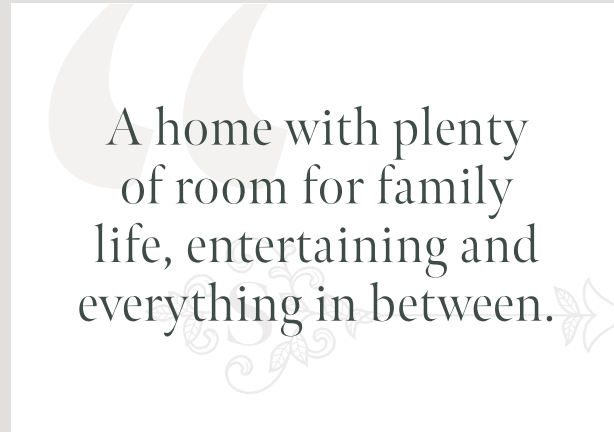
Offered to the market with no onward chain, the property provides an appealing combination of generous living accommodation, excellent bedroom space, a well-connected location and substantial outside parking and garaging. With Dereham town centre and its range of everyday amenities within easy reach, the house is particularly well suited to families looking for a quieter residential setting without being too far removed from the town.

A key feature of the home is the amount of living space available. The 23ft dual-aspect sitting room provides a particularly generous main reception area, while the additional reception spaces give the property the flexibility to accommodate different aspects of day-to-day life.

At the heart of the property is the spacious open-plan kitchen-dining area, designed around the way many households live today. With views across the garden, it provides a natural setting for everyday meals, family time and entertaining, while offering the space to bring cooking, dining and socialising together. The connection with the garden also makes this an especially practical space for busy family life, with the outside area easily accessible when entertaining or simply enjoying the warmer months.

Five double bedrooms provide considerable flexibility and make the property well suited to a growing family, guests or those who require additional space for home working and hobbies. The principal bedroom benefits from its own en-suite, complemented by a four-piece family bathroom, providing the facilities expected of a home of this size.





Outside, the property continues to offer practical advantages. A double garage provides valuable secure storage and parking, while the ample off-road parking is well suited to a larger household with multiple vehicles. The garden is overlooked from the kitchen-diner, creating a useful connection between the main living space and outside area.

The location is another important part of the appeal. Vicarage Meadows is a popular residential setting on the outskirts of Dereham, offering a balance between established residential surroundings and convenient access to the town. Dereham provides a broad selection of shops,

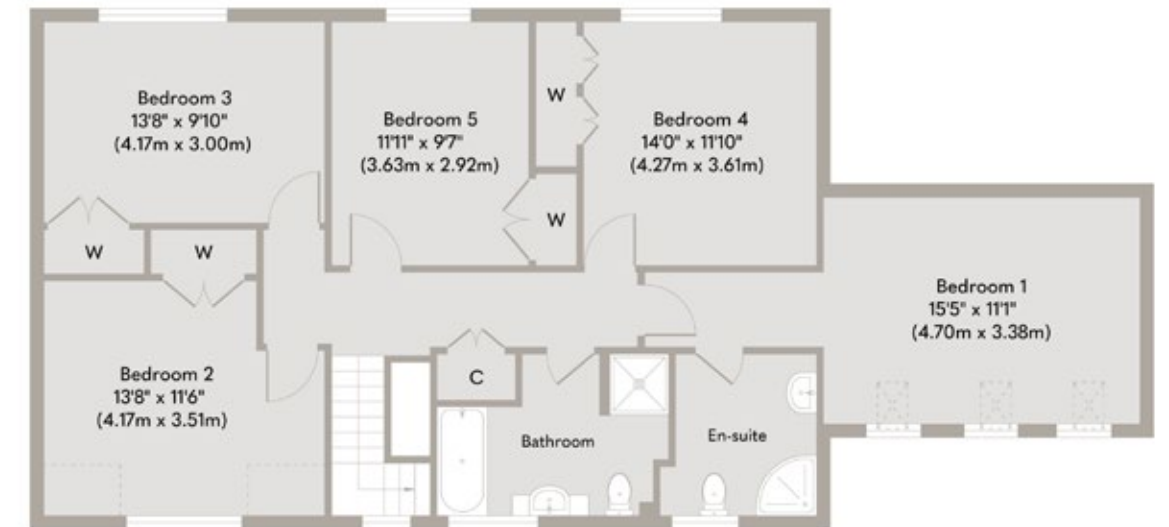
supermarkets, schools, leisure facilities, cafés, restaurants and other everyday services, making it a practical base for family life.

Overall, Vicarage Meadows offers a combination of five genuine double bedrooms, generous and flexible reception space, a sociable open-plan kitchen-diner, substantial parking and a double garage, all within a sought-after cul-de-sac setting close to Dereham town centre. Offered with no onward chain, it presents an opportunity to secure a sizeable detached family home with the space and flexibility to adapt to changing needs over time.

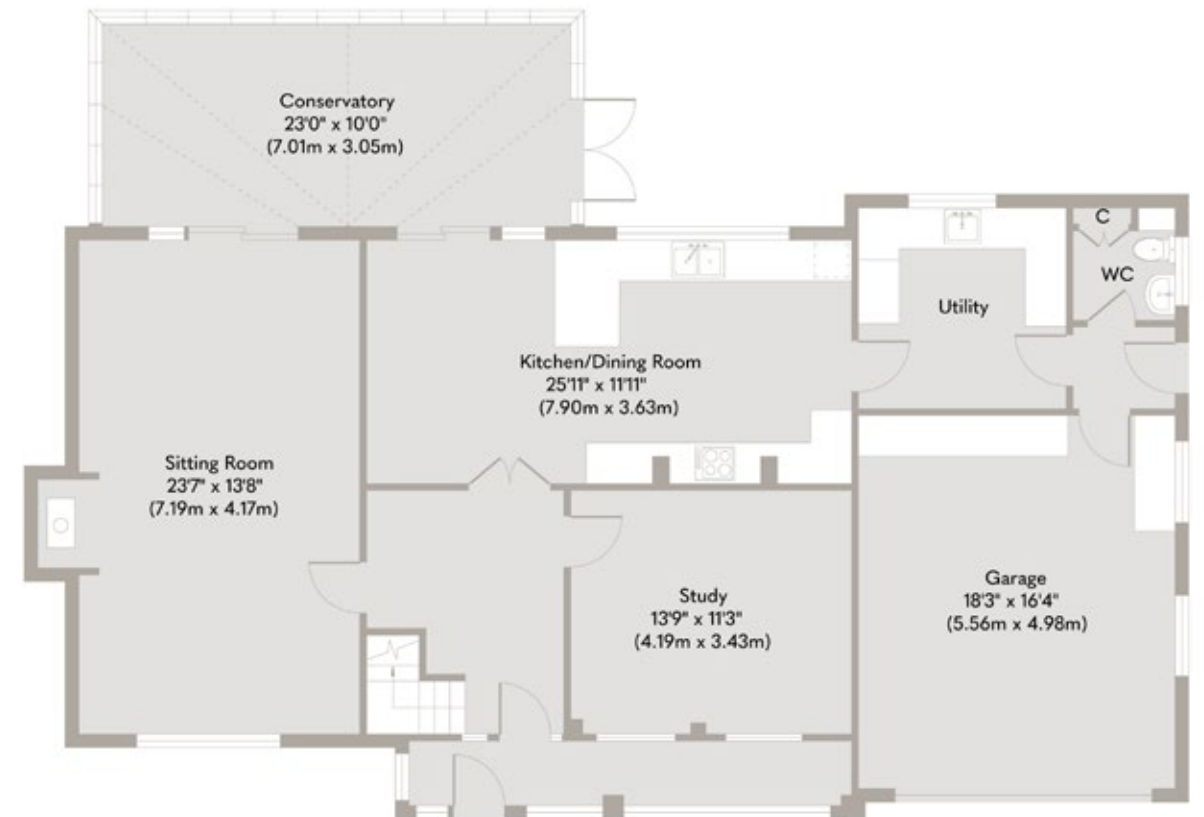




The garden is particularly enjoyable in the warmer months, with the kitchen-diner opening straight onto it.



First Floor  
Approximate Floor Area  
1090 sq. ft  
(101.24 sq. m)



Ground Floor  
Approximate Floor Area  
1397 sq. ft  
(129.73 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



Front Elevation

“There’s a real sense of space throughout the house, which makes it easy to enjoy both busy family life and quieter moments.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

C. Ref:- 8920-6726-7630-6442-7226

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: ///blink.tutorial.mysteries

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# SOWERBYS

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