

THE STORY OF

Point House

Dereham, Norfolk

SOWERBYS

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Point House

95 Norwich Road, Dereham
Norfolk, NR20 3AL

Period Detached Home on the Outskirts of Town

Flexible Ground Floor Accommodation

Multiple Reception Spaces

Conveniently Located for Dereham Town Centre and A47 Access

Detached Garage with Adjacent Workshop

Recently Updated and Improved by Current Owners

Privately Enclosed Rear Garden

Ground Floor and First Floor WC, Alongside Family Bathroom

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Positioned on the outskirts of Dereham, Point House is a handsome period home offering a wonderful combination of character, flexible accommodation and thoughtful modern improvements. Updated by the current owners, the house retains the generous proportions and adaptable layout that make period homes so appealing, whilst offering plenty of scope for modern family life.

The accommodation is particularly versatile, with four bedrooms arranged across two floors. Two bedrooms are located on the ground floor, offering excellent flexibility for those seeking single-level living, guest accommodation, a home office or hobby space. Upstairs, two further bedrooms are served by the family bathroom, with additional WCs on both floors.

The ground floor has been arranged with family life and entertaining in mind, with a sitting room, separate dining room and conservatory providing plenty of space to relax, work or gather together. The kitchen sits at the heart of the home, whilst the conservatory provides a lovely everyday living space with views across the garden. The separate reception rooms also mean there is plenty of opportunity for everyone to find their own space.





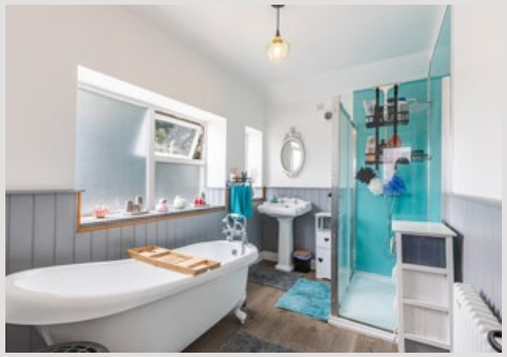












A period home offering space, flexibility and practicality in a well-connected position.



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Outside, the privately enclosed rear garden provides a peaceful setting for relaxing, gardening or entertaining, with the conservatory creating a natural connection between inside and out. The detached garage and adjoining workshop are a real bonus, offering secure parking alongside useful additional space for storage, hobbies, tools or those with a practical interest.

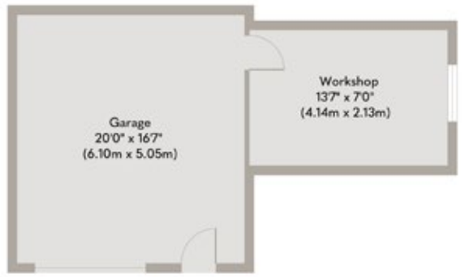
The property has been thoughtfully updated by the current owners, providing a comfortable home that can be enjoyed immediately whilst retaining plenty of scope for its next custodian to make their own mark. Its position on the edge of Dereham is equally appealing, offering a quieter setting whilst remaining within easy reach of the town's shops, schools, leisure facilities and everyday amenities. The A47 is also conveniently accessible, providing straightforward connections towards Norwich, King's Lynn and the wider Norfolk countryside.

Point House is a characterful and adaptable home, offering space, flexibility and practicality in a well-connected position - a property ready to evolve with its next owners.

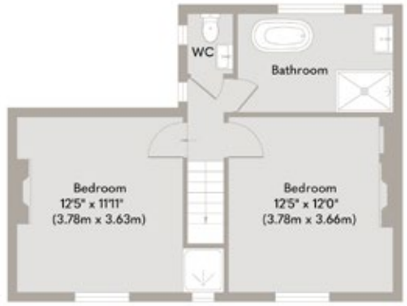




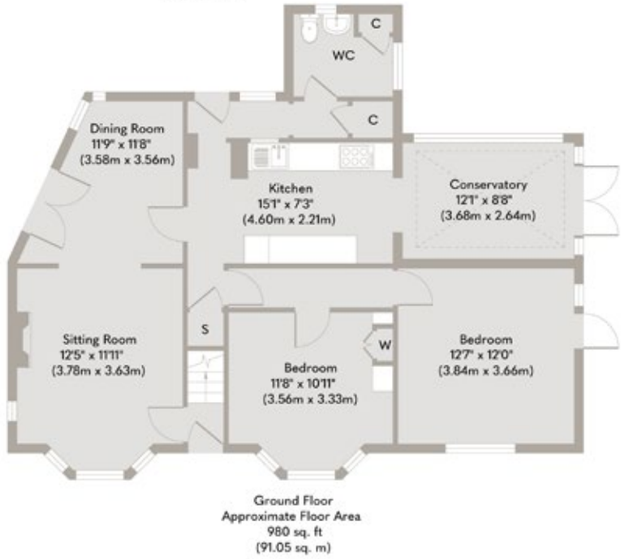




Outbuilding
Approximate Floor Area
139 sq. ft
(12.90 sq. m)



First Floor
Approximate Floor Area
449 sq. ft
(41.72 sq. m)



Ground Floor
Approximate Floor Area
980 sq. ft
(91.05 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 facade

"A characterful and adaptable home, ready to evolve with its next owners."

SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 7206-3027-3206-8127-9204

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: ///invite.tweed.soothing

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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