



THE STORY OF

# Springwell House

*Dereham, Norfolk*

SOWERBYS





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# Springwell House

Whissonsett, Dereham, Norfolk  
NR20 5TU

Three Double Bedrooms Plus  
Loft Room with En-Suite

Newly Modernised Family Bathroom

Large Dual-Aspect Lounge with  
Feature Log Burner

Open-Plan Kitchen, Dining and Living Space

Ground Floor WC And Separate Utility Room

Generous And Private Rear Garden

Off-Road Parking for Multiple Vehicles

Well-Proportioned Home with  
Flexible Family Living

Village Location with Strong Community Feel

Conveniently Positioned Between  
Fakenham and Dereham

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Springwell House is a well-proportioned village home offering generous accommodation, modern upgrades and a relaxed rural lifestyle, positioned within the heart of the popular Norfolk village of Whissonsett. Ideally placed between the market towns of Fakenham and Dereham, the property combines everyday convenience with a peaceful countryside setting.

The accommodation has been thoughtfully arranged to suit modern family living. A spacious dual-aspect lounge provides a welcoming retreat, centred around a feature log burner that brings warmth and character to the room, making it equally appealing for everyday use or quieter evenings. To the rear of the house, an open-plan kitchen, dining and living space forms the hub of the home, designed with sociability in mind. Clearly defined zones allow the space to function effortlessly for family life while remaining ideal for entertaining. A ground-floor WC and separate utility room add valuable practicality and help keep the living areas streamlined.

Upstairs, there are three comfortable double bedrooms served by a newly modernised family bathroom, finished in a clean, contemporary style. A further loft room with its own en-suite provides excellent flexibility, lending itself to a principal bedroom, guest accommodation, home office or creative space.

Outside, the generous rear garden offers a high degree of privacy and plenty of room for outdoor dining, play or relaxation. Off-road parking for multiple vehicles sits to the front, catering well for family living and visitors alike.

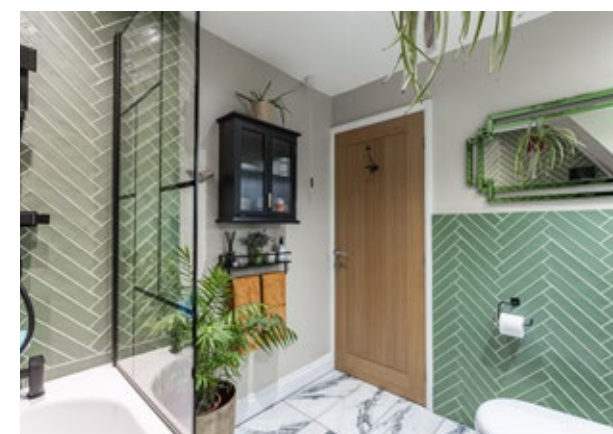
Whissonsett enjoys a strong village community and is well positioned for access to surrounding countryside, schools and amenities, making Springwell House an appealing opportunity for those seeking space, comfort and a well-connected village lifestyle.



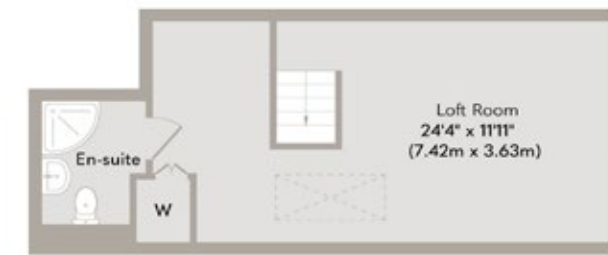




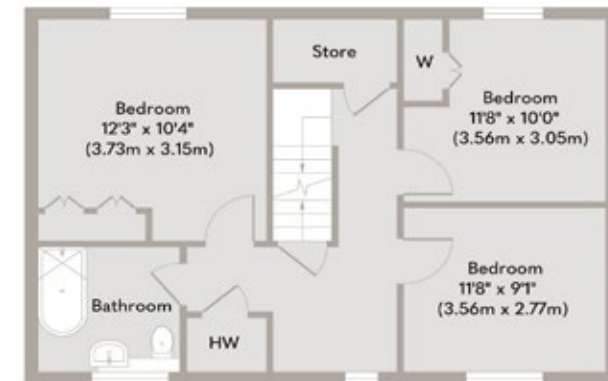
Three well-appointed double bedrooms served by a contemporary, high-quality family bathroom.



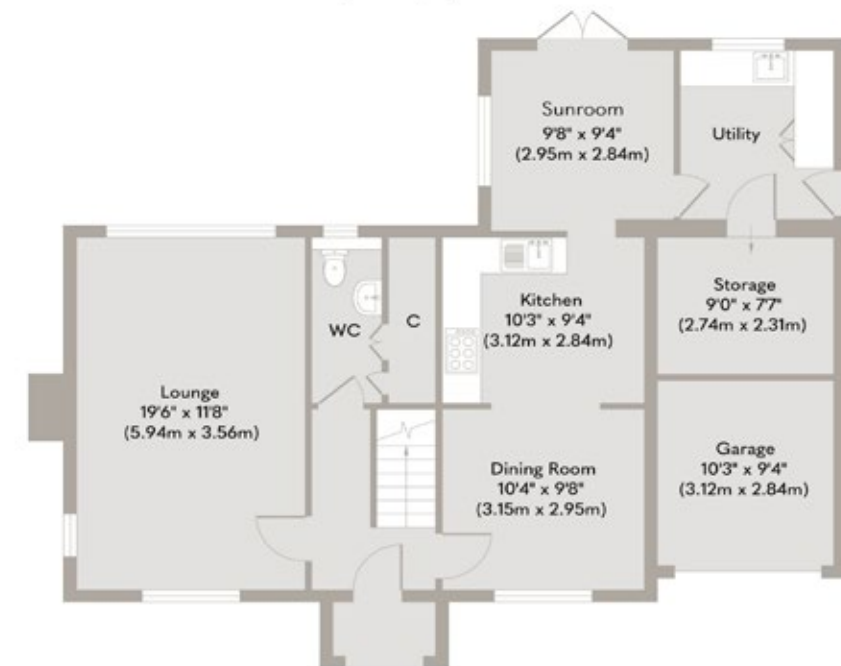




Second Floor  
Approximate Floor Area  
325 sq. ft  
(30.22 sq. m)



First Floor  
Approximate Floor Area  
566 sq. ft  
(52.53 sq. m)



Ground Floor  
Approximate Floor Area  
839 sq. ft  
(77.93 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*



“A well-positioned village home combining rural tranquillity with excellent access to Fakenham and Dereham”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## 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: ///keyboards.outs.patching

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# SOWERBYS

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