



THE STORY OF

26 Commercial Road

Dereham, Norfolk

SOWERBYS



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Dereham, Norfolk
NR19 1AE

Charming Period Semi-Detached Home

Central Dereham Location Close to Amenities

Three Comfortable Bedrooms

Multiple Versatile Reception Rooms

Light-Filled Conservatory to Rear

Stylish, Well-Fitted Kitchen

Family Bathroom and Two WCs

Dedicated Utility and Storage Areas

Off-Road Parking to the Front

Private, Enclosed Rear Garden

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Occupying a wonderfully central position in the town, this attractive three-bedroom semi-detached home offers a superb balance of period character, everyday practicality, and flexible living. Set along Commercial Road, just a short stroll from Dereham's shops, cafés, schools, and transport links, the property is ideally suited to modern family life or those seeking the convenience of town-centre living without compromising on space.

The home maintains a traditional and appealing street presence, while inside, it reveals a thoughtful layout that has been arranged to offer both definition and flow. Generously proportioned and well presented throughout, it provides multiple reception areas, a practical ground floor WC and utility space, and a privately enclosed rear garden—making it a property that adapts beautifully to a variety of lifestyles.

At the heart of the ground floor is a spacious and welcoming sitting room, a perfect place to gather, unwind, or entertain. A separate dining room sits adjacent and leads into a well-appointed kitchen, complete with generous worktop space and ample cabinetry. These three key spaces work in harmony, creating a sociable yet functional living environment.

Beyond, a further reception room currently serves as a playroom, offering superb versatility as a snug, hobby space, or dedicated home office. To the rear, a full-length conservatory runs the width of the property, introducing additional natural light and a wonderful sense of connection to the garden. This space not only enhances the flow of the home but also links directly to a useful utility area, ground floor WC, and practical storage—all arranged with daily life in mind.





Expansive lounge with a striking bay window, perfect for both relaxing and entertaining.





Upstairs, the home continues to impress with three well-proportioned bedrooms, each offering flexibility for sleeping, working, or guest accommodation. The principal bedroom benefits from built-in wardrobes, while all bedrooms are served by a central family bathroom and hallway storage. The sense of light and comfort is evident throughout, with each room enjoying a pleasant aspect and good proportions.

Outside, the home is complemented by a privately enclosed rear garden, offering a peaceful retreat with potential for outdoor dining, play, or simple relaxation. It strikes a balance between ease of maintenance and the opportunity for personalisation. To the front, off-road parking adds further convenience—a rare asset for a town-centre property.

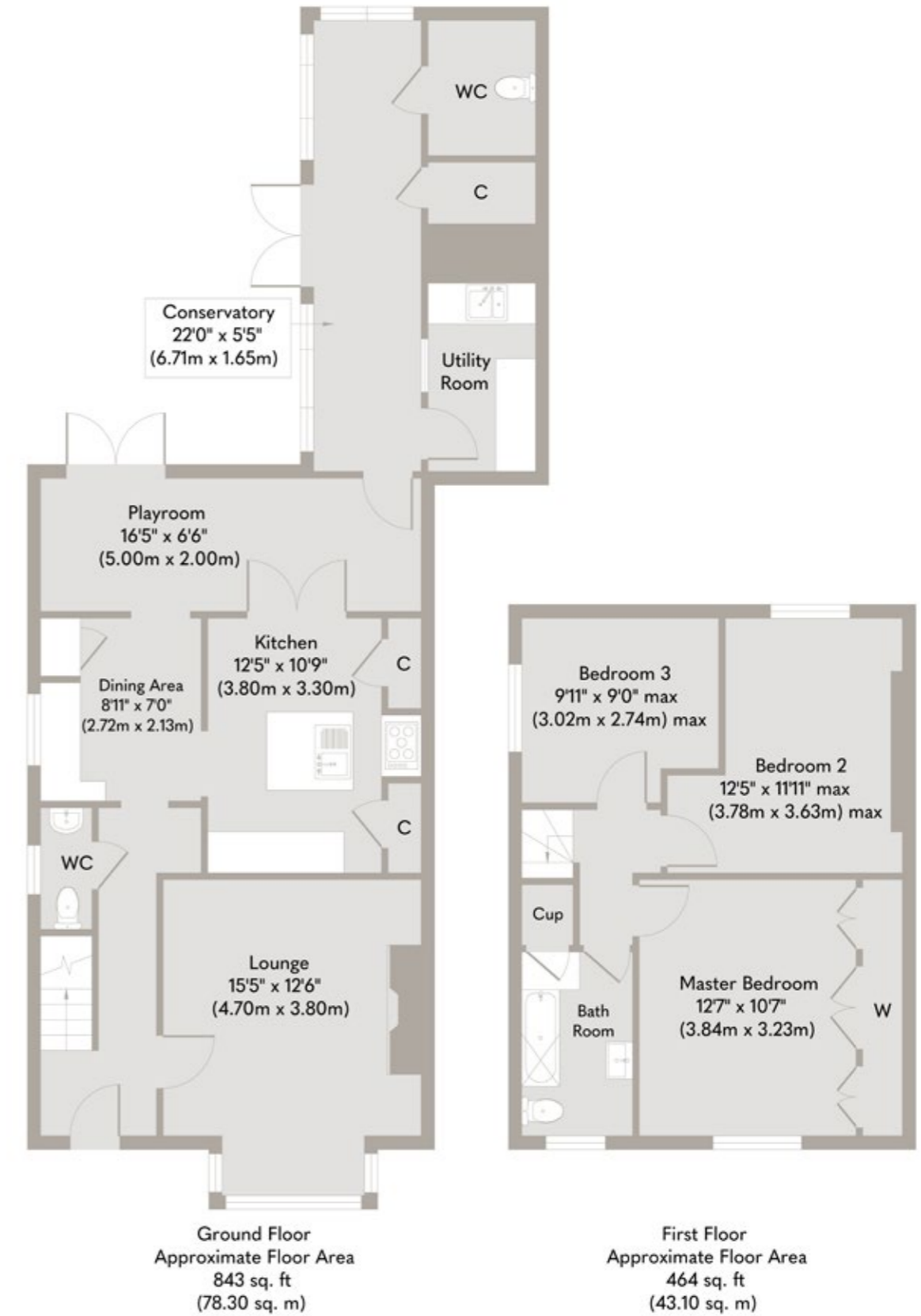
This is a home that speaks to those who value both character and practicality. With two WCs, a utility area, three reception rooms, and ample storage throughout, it delivers the flexibility required by modern households. Whether you're upsizing, seeking strong investment credentials, or looking for a central home with room to grow, this property offers a rare combination of location, layout, and liveability.

Opportunities of this kind, in such a well-connected and established part of Dereham, are few and far between. Early viewing is strongly recommended to appreciate the scale, versatility, and lifestyle potential on offer.



The rear garden offers a wonderfully private and tranquil setting, perfectly suited to al fresco dining or quiet afternoon reading.





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



“An elegant, full-width conservatory offers a refined transition between interior living and the seclusion of the private garden beyond”



SERVICES CONNECTED

Mains electricity, water, gas and drainage.

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: ///broom.invested.processor

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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