



THE STORY OF
25 Quebec Road
Dereham, Norfolk

SOWERBYS



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25 Quebec Road

Dereham, Norfolk
NR19 2DR

Victorian End-of-Terrace Home

Three Well-Proportioned Bedrooms

Driveway Providing Off-Road Parking

Character Features Throughout

Spacious Sitting Room with Double
Doors Leading to Dining Room

Well-Appointed Kitchen

Enclosed Rear Garden

En-Suite and Family Bathroom

Convenient Town Centre Location

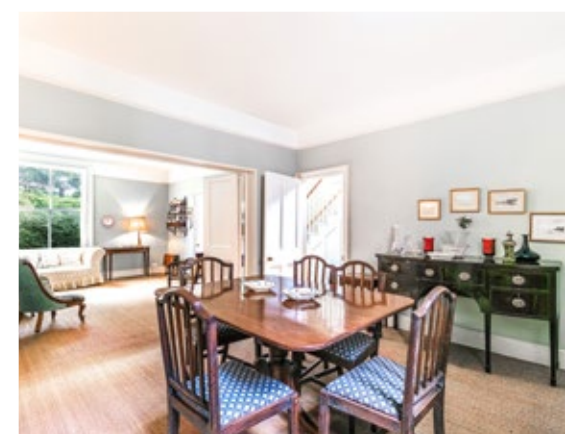
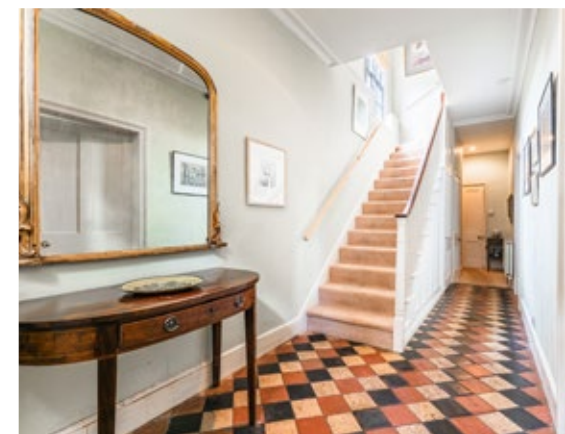
Close to Schools and Local Amenities

SOWERBYS DEREHAM OFFICE

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A handsome Victorian end-of-terrace home blending period character with everyday practicality, offering three bedrooms, driveway parking and a convenient location close to Dereham's town centre.

Set behind a traditional brick façade, this charming home retains the timeless appeal of its Victorian origins while providing comfortable accommodation suited to modern family life. The welcoming sitting room offers a great place to relax, with generous proportions and plenty of natural light while the adjoining dining area creates the perfect setting for family meals and entertaining alike. The kitchen is well-appointed with ample storage and worktop space.

Upstairs, the property offers three well-proportioned bedrooms, one with a private en-suite, along with an additional family bathroom, making it an ideal home for first-time buyers, growing families or those looking to upsize.

Outside, the enclosed rear garden provides a private space to enjoy the warmer months, whether relaxing with a morning coffee or entertaining friends and family. A particular advantage for a property of this era is the private driveway, providing valuable off-road parking. Conveniently positioned within easy reach of Dereham's shops, supermarkets, schools and leisure facilities, the property also benefits from excellent road links to Norwich and the surrounding Norfolk countryside.

A characterful Victorian home offering generous accommodation, off-road parking and an excellent location, making it a superb opportunity for buyers seeking period charm with modern convenience.



We love how convenient everything is – you can easily walk into Dereham while still enjoying a peaceful setting.





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



“Whether enjoying a quiet morning coffee in the garden or entertaining friends, the outdoor space has been a real highlight.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas 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: ///pointer.shorthand.worry

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SOWERBYS

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