



18 Colleen Close, Dereham

SOWERBYS

worktops with allocated space for an oven, washing machine & fridge freezer.

Both the primary & second bedrooms within the property are comfortable double rooms with space for all desired contents/furnishings. The third bedroom is a single room which offers itself alternatively as the perfect office/study for those working from home. All three bedrooms located to the rear of the bungalow share an aspect of the private enclosed garden.

To finish the internal accommodation prospective tenants will find the family bathroom which features a bath, shower cubicle, wash basin, wc and heated towel rail.

Externally the bungalow has a well landscaped private rear enclosed garden which has just had fresh grass seed spread ahead of the summer in addition to a sizable patio area perfect for any external contents or furnishings. The gravel driveway offers ample parking for up to three vehicles.

Available 9th November.

DEREHAM

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.

COUNCIL TAX

Band C

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SOVERBYS

A new home is just the beginning



SOWERBYS

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