



THE STORY OF

6 Fox Road

Dereham, Norfolk

SOWERBYS



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6 Fox Road

Dereham, Norfolk
NR19 1BY

Attractive Two-Bedroom Home
in a Popular Residential Setting

Light-Filled Living Room

Contemporary Fitted Kitchen
with Space for Dining

Two Well-Proportioned
Bedrooms

Modern, Neutral Bathroom

Private Rear Garden

Off-Road Parking

Investment Buyers Only
Tenant in Situ

Excellent Rental Potential

Close to Dereham Town
Centre, Schools, Amenities,
and Transport Links

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Tucked away in a popular residential setting, 6 Fox Road offers the perfect blend of modern convenience and cosy charm.

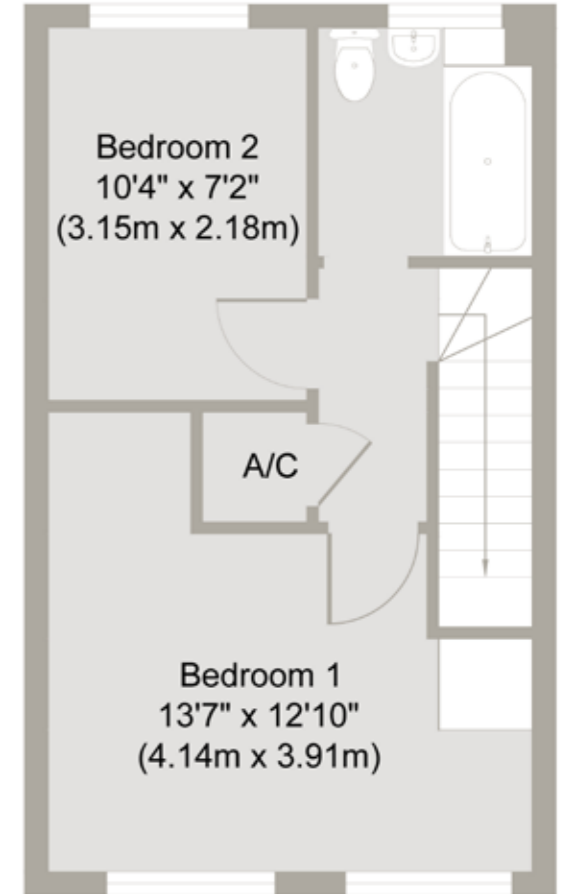
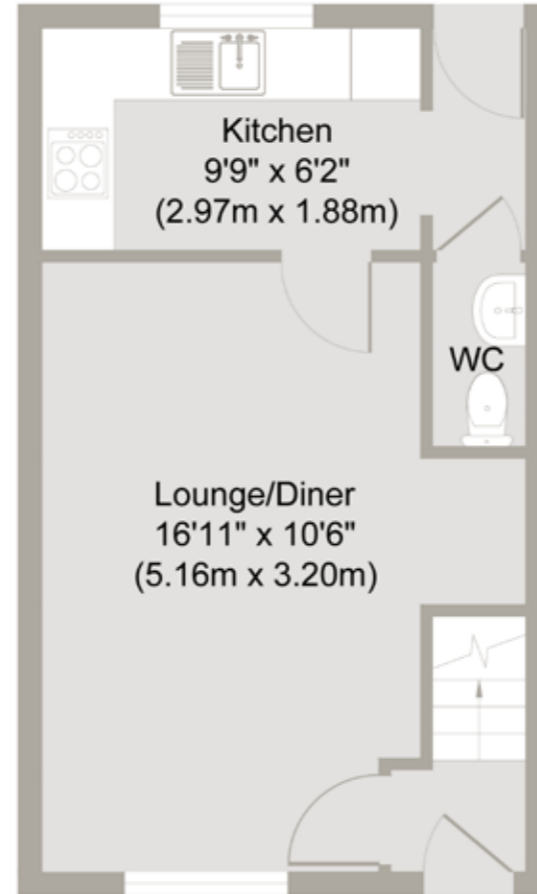
Investment buyer only tenant in situ. This stylish two-bedroom end terrace home combines low-maintenance living with easy access to Dereham's town centre, schools, and transport links.

Step inside to find a welcoming living space filled with natural light, a modern kitchen, and two well-proportioned bedrooms, all finished in a fresh, neutral style ready for you to make your own.

Outside, the private garden provides a peaceful retreat, while off-road parking adds everyday practicality.

Whether you're looking to expand your portfolio or secure a ready-made investment in one of Norfolk's most well-connected and thriving market towns, this property represents a fantastic opportunity.





Ground Floor
Approximate Floor Area
314 sq. ft
(29.18 sq. m)

First Floor
Approximate Floor Area
314 sq. ft
(29.18 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



“The private garden is a peaceful retreat...”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0330-2296-7370-2324-1615

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: ///discloses.rested.gangway

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.

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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