



THE STORY OF

# 16 Theatre Street

*Dereham, Norfolk*

SOWERBYS





THE STORY OF

# 16 Theatre Street

Dereham, Norfolk  
NR19 2EN

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Offered Chain Free

Multiple Reception Spaces

Town Centre Location

Potential to Enhance and Modernise

Three Double Bedrooms

Easy Access to Amenities and Schools

First Floor Bathroom and Ground Floor WC

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**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com







Offered to the market chain free, this spacious three-bedroom home presents an excellent opportunity for buyers looking to secure a well-proportioned property in the heart of Dereham. With generous living accommodation, three double bedrooms and the potential to modernise and add value, the property is perfectly suited to families, first-time buyers looking for extra space or investors seeking a home in a highly convenient location.

The layout offers a versatility that is increasingly sought after, with multiple reception spaces providing flexibility for modern lifestyles. Whether you require separate areas for relaxing, dining, working from home or entertaining, the accommodation can easily adapt to suit a variety of needs. The kitchen is complemented by a useful utility area and ground floor WC, adding further practicality to everyday living.

Upstairs, all three bedrooms are comfortable doubles, offering ample space for growing families, guests or home office use. The accommodation is served by a family bathroom, while the overall layout provides an excellent balance of living and sleeping space throughout the home.

While the property would benefit from updating, it offers buyers the chance to create a home tailored to their own tastes and requirements. With solid proportions, a practical layout and plenty of potential to enhance, this is a home that can be enjoyed immediately while offering scope for future improvement. Positioned within Dereham's town centre, the property enjoys easy access to a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. Families will appreciate the selection of nearby schools, while excellent road links provide straightforward access to Norwich, King's Lynn and the surrounding Norfolk countryside.

Combining generous accommodation, an enviable central location and exciting potential, 16 Theatre Street represents an excellent opportunity for buyers seeking a spacious home they can make their own, all offered to the market with the added advantage of no onward chain.





Three words to describe  
the home would be  
sunny, warm and loved.







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 the Vendor



"This much-loved family home has been a place of happiness and cherished memories since 1966. Warm, solid and filled with natural light."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 9636-7227-2600-0348-0296.

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: ///tinted.shadowed.appraised

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# SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

