



THE STORY OF

# Flat 57, The Maltings

*Dereham, Norfolk*

SOWERBYS



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# Flat 57, The Maltings

Dereham, Norfolk  
NR19 2UH

Offered with No Onward Chain

Ideal First Time Purchase or  
Investment Opportunity

Ground Floor Apartment  
with Easy Access

Central Dereham Location  
Close to Amenities

Newly Updated Kitchen with  
Integrated Appliances

Well Presented and  
Ready to Move Into

Bright and Practical Living  
Accommodation

Generous Double Bedroom

Allocated Off-Road Parking Space

Long 978 Year Lease

**SOWERBYS DEREHAM OFFICE**  
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Positioned in the heart of Dereham, this well-presented ground floor apartment offers an excellent opportunity for those seeking a straightforward move, whether as a first home, investment or downsize.

Offered with no onward chain, the property is immediately accessible and ready to enjoy. The accommodation has been thoughtfully arranged to provide practical, easy living, with the advantage of ground floor positioning ensuring comfort and convenience day to day.

A particular highlight is the newly updated kitchen, designed with a contemporary finish and complemented by integrated appliances. Clean lines and efficient use of space create a highly functional setting, ideal for both everyday living and occasional entertaining.

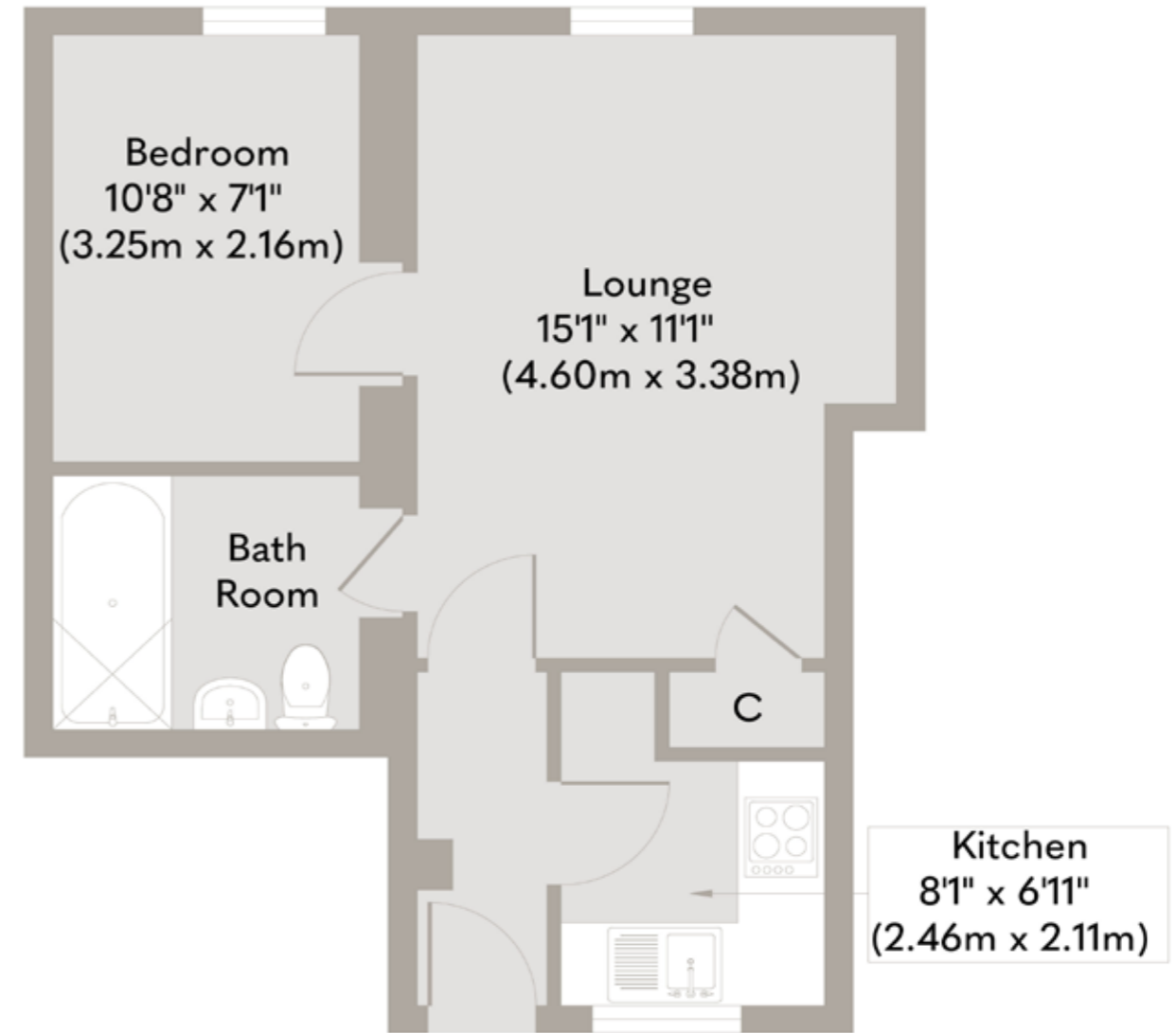
The apartment is well presented throughout, with a neutral interior that enhances the sense of light and space. This provides a calm and welcoming environment, while still offering the flexibility for a new owner to introduce their own style over time.

The double bedroom is well proportioned, and the overall layout has been carefully considered to maximise usability, making the most of the available footprint.

Externally, the inclusion of an allocated parking space is a valuable addition, particularly given the central location. With Dereham's shops, amenities and transport links all within easy reach, the setting is both practical and well connected.

With a long lease and low-maintenance appeal, this is a smart and accessible home, perfectly suited to modern living.





**Flat 57**  
**Approximate Floor Area**  
**378 sq. ft**  
**(35.11 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 the Vendor



“We purchased the property as an investment, and as we now look towards retirement, it feels like the right time to pass it on.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

E. Ref:-0954-2877-6912-9401-3935

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

Leasehold.

### LOCATION

What3words: ///pairings.includes.chickens

### AGENT'S NOTE

978 years remaining on lease.

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# SOWERBYS

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