



THE STORY OF

73 Norwich Road

Dereham, Norfolk

SOWERBYS



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73 Norwich Road

Dereham, Norfolk
NR20 3AL

Attractive Period Home Offering a Perfect
Balance of Style, Comfort and Practicality

Impressive and Light-Filled Open-
Plan Kitchen/Living Space for Both
Everyday Living and Entertaining

Sitting Room, Snug and Office

Principal Bedroom with Luxurious En-Suite

Two Further Double Bedrooms and
Dressing Room/Bedroom Four

Family Bathroom and Ground Floor Shower

Elegant Décor with a High Quality Finish and
a Cohesive, Modern Feel Across All Rooms

Generous Landscaped Garden
Giving a Countryside Feel

Garage and Ample Driveway Parking

Well-Positioned on Norwich Road, Offering
Convenience and Accessibility

SOWERBYS DEREHAM OFFICE

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An elegant and beautifully enhanced home, 73 Norwich Road has been thoughtfully extended to the rear and finished to a high standard throughout, offering refined living in a well-connected setting.

The rear extension has created an impressive, light-filled living space that forms the natural heart of the home. Designed with both everyday comfort and entertaining in mind, it provides a seamless flow that feels spacious, contemporary and inviting.

Internally, the property has been carefully decorated with a consistent, high-quality finish, giving each room a polished and cohesive feel. The attention to detail is evident throughout, creating an environment that is both stylish and effortlessly liveable.

Positioned along Norwich Road, the home combines convenience with a sense of privacy and calm. It offers a turnkey opportunity for buyers seeking a property where the hard work has already been done - simply move in and enjoy a home that delivers on space, quality and lifestyle.







We've significantly changed the house to suit our family - I'm really proud of it.





The mature walled garden is full of beautiful shrubs and trees - it has a real countryside feel.





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



“I love the large open-plan living space. It's a real sociable space and where we spend most of our time...”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8241-6824-6220-8896-3996

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: ///duke.stiletto.drones

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SOWERBYS

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