



Introducing
6 Arcade Way
Dereham

SOWERBYS

Upon arrival to the property, prospective tenants are welcomed into an entrance hall which home to a cloakroom with wash basin and WC leads to the well proportioned ground floor accommodation.

The contemporary fitted kitchen features an abundance of both cupboard and worktop units, perfect for those looking to display their culinary skills. The kitchen is offered with an integral gas hob, electric oven, fridge freezer and a washing machine. Bathed in natural light, the elegant sitting room boasts adequate dimensions for all desired furnishings and is complete with French doors leading to a private rear patio.

Stairs in the entrance hall lead to the first floor bedroom and bathroom accommodation.

Both the principal and second bedrooms within the property are double rooms, allowing for traditional furnishings. The third bedroom is a single room which could alternatively be utilised as an office/study, ideal for those working remotely. Complementing the bedrooms, the bathroom comprises a shower over bath, wash basin, WC and a heated towel rail.

Externally, the property benefits from a neighbouring brick weave driveway providing parking for two vehicles. The private enclosed garden features a patio and low maintenance lawn.

Available now.

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.

AGENT'S NOTES

No Pets
Unfurnished
Available Now
Brand New Home
Gas Central Heating
12 Month Initial Tenancy

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: ///crypt.freezers.gravest



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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

