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THE STORY OF

28 Windsor Park

Dereham, Norfolk

SOWERBYS



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28 Windsor Park

Dereham, Norfolk
NR19 2SU

Multiple Reception Spaces

Open Plan Kitchen-Diner

Five Bedrooms, Two of Which En-Suite

Double Garage and Spacious Driveway

Walking Distance to Dereham Town Centre

Close To Local Schools

Located in a Quiet Cul-De-Sac
Overlooking Green Space

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Windsor Park is a substantial five-bedroom detached home positioned on the edge of Dereham, offering a balance between town convenience and a quieter, more open setting. Tucked within a cul-de-sac and enjoying views across green space, the property suits buyers looking for a practical family home with generous internal space and access to everyday amenities.

Inside, there are multiple reception areas provide which options for both shared living and more private use, whether that's separate sitting and dining spaces, a snug, or a home office. This makes the property well suited to modern lifestyles where working from home, entertaining, and day-to-day family life.

The five-bedroom arrangement offers further versatility. Two bedrooms benefit from en-suite facilities, while the remaining bedrooms are well proportioned and supported by additional bathroom space. The overall configuration allows households to adapt the rooms over time as needs change.

Externally, the property continues to deliver on practicality. A double garage and a spacious driveway provide ample parking and storage, accommodating multiple vehicles with ease. The setting overlooking green space is a significant advantage of this property, which adds to the sense of openness.

The house is within walking distance of Dereham town centre, making it straightforward to reach shops, schools, and local services without relying heavily on a car. At the same time, its position away from through traffic gives it a more settled, residential feel that will appeal to families or those wanting a quieter pace. Overall, 28 Windsor Park presents a well-rounded opportunity for buyers seeking space, flexibility, and a convenient setting on the outskirts of Dereham.





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



“Space,
flexibility, and a
well connected
setting.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0340-2683-0650-2826-3241.

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: ///consented.climber.cross

AGENT'S NOTE

A covenant is in place prohibiting vans or caravans from being parked on the driveway.

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SOWERBYS

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