

THE STORY OF

23 Bramley Road

Dereham, Norfolk

SOWERBYS

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23 Bramley Road

Dereham, Norfolk
NR20 3TH

A Wonderful, Detached Family Home

South-West Facing Garden

Cosy Sitting Room with Wood-Burner

Four Bedrooms

En-Suite to Primary Bedroom, Family
Bathroom and Separate Downstairs WC

Single Garage and Off Road Parking for Two Cars

Walking Distance to Dereham Town Centre

Short Drive to the Cathedral City of Norwich

SOWERBYS DEREHAM OFFICE

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“A spacious, well-built home for a growing family.”

This house was adapted to the needs of a growing family, providing a warm and quiet place to live whilst appreciating all the amenities of a large market town and being so well-connected to the rest of Norfolk. Norwich is only a 20 minute drive away, whilst the beauty of the north Norfolk coastline is 35 – 45 minutes away.

Entering the property we step into a warm and welcoming hallway, off which all the ground floor receptions stem. Directly to the left is a large, yet cosy, sitting room. The addition of the wood-

burner adds to this wonderful room and creates a space for the whole family to enjoy. Many movies have been watched, and games played in front of the roaring fire on a winter's eve.

From here, glass double doors open into the formal dining room, making for an excellent social space, ideal for hosting friends and family. Sliding patio doors open onto the garden, filling the room with light. Over the summer months these doors are often open whilst enjoying late evening BBQs.



The kitchen is conveniently located next to the formal dining room. With its units in a U-shape there is plenty of storage space, plus room for a table in the middle.

The ground floor also benefits from a utility, separate WC, and access to the long single garage.



Upstairs is home to four double bedrooms. The primary benefits from its own en-suite, whilst the other three bedrooms share the family bathroom.

The current owners extended the property some time ago to create an impressive 25ft bedroom over the garage. As it's of such a good size, at one time the children used the space as their own indoor football pitch. Being large enough for the potential addition of an en-suite down one end, this generous room is just waiting to be upgraded to the primary suite.

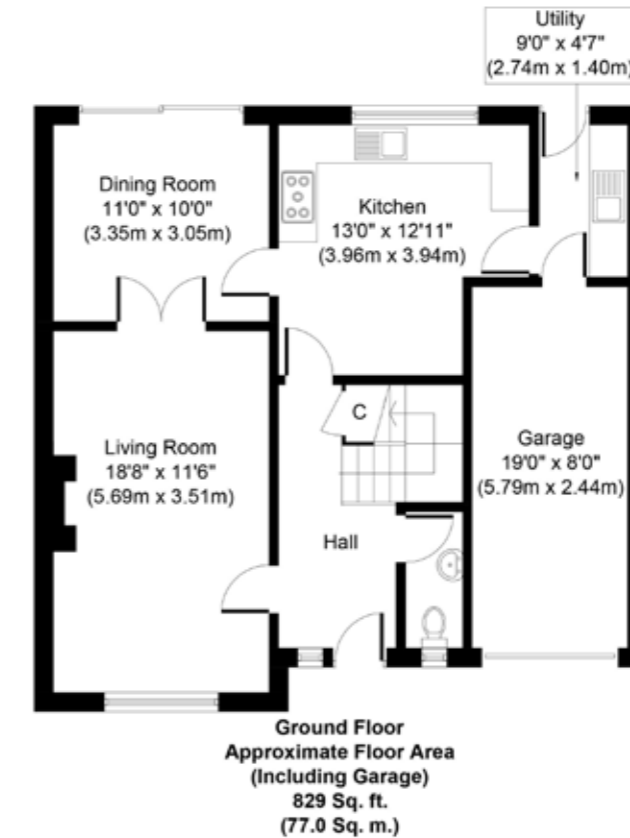
“It’s a warm, quiet and connected home.”



Outside and to the rear is a lovely south-west facing garden, which is mainly laid to lawn with a small paved area, making for a great spot to entertain. To the front there is parking for two cars on the shingled driveway and a small lawned garden.



“With a south-west facing garden, we’ve enjoyed late evenings entertaining in the sun.



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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ALL THE REASONS
Dereham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven

with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



Dereham Windmill

“We’ve loved living in a town with a wide range of amenities, good schools nearby, and Dereham Windmill is just a two minute walk away.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 4190-7694-0422-7202-3923

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.

AGENT'S NOTE

The property has 16 solar panels, which are owned outright.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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