



THE STORY OF

# 14 Malthouse Court

*Dereham, Norfolk*

**SOWERBYS**

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# 14 Malthouse Court

Dereham, Norfolk  
NR20 4UA

Semi-Detached House within Walking  
Distance of the Town's Amenities

Situated within a Central Norfolk Historic Market Town

Suitable for a Range of Buyers

No Onward Chain

Well-Appointed Kitchen/Dining Room

Hall and Living Room, with Gas Fire

Three Bedrooms and Bathroom off Landing

Enclosed Lawned Rear Garden

Ample Off Road Parking, along with  
an Attached Single Garage

Gas Central Heating and UPVC Double Glazing

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“The property is close to the historic town  
centre...”

Enjoying an established, prominent position within the historic market town of Dereham in the heart of Norfolk, this spacious semi-detached three bedroom property offers the benefits of being sold with no onward chain and has direct walkable access into the town, offering an array of amenities, including regular public transport into Norwich city centre. As well as the property enjoying a very convenient town location you will also have the benefit of being a stone's throw from the popular Neatherd Moor. This historic

and extensive common land is a haven for flora and fauna that provides a variety of picturesque walks linking to the surrounding countryside, a large and thriving pond and well-equipped children's playground.

The property is positioned on the left-hand side of Malthouse Court and has an easily maintained, shingled front garden that could provide ample off-road parking for vehicles and an additional attached garage.



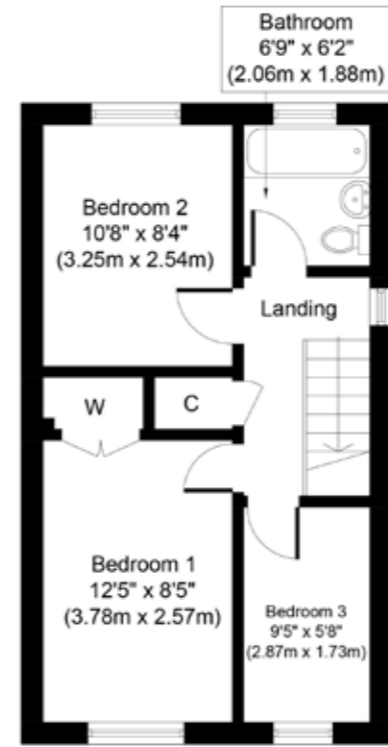
A pathway guides you to the front door and into the entrance hallway, where stairs rise to the first-floor landing. A door leads into the sitting room, which is fitted with a large window to the front aspect, flooding natural light through the space, and there is also a gas fire which has a back boiler installed, controlling the main central heating. Due to the property having been tenanted this has been thoroughly maintained.

The well-appointed kitchen/dining room overlooks the rear garden, there are wall and base units on two sides of the kitchen with a wall mounted double oven and space for appliances. This bright room is tiled throughout and could comfortably accommodate a table and chairs in a breakfast area. There is a rear door leading off to the garden and the attached garage.

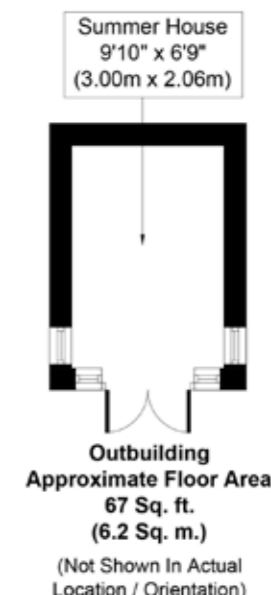
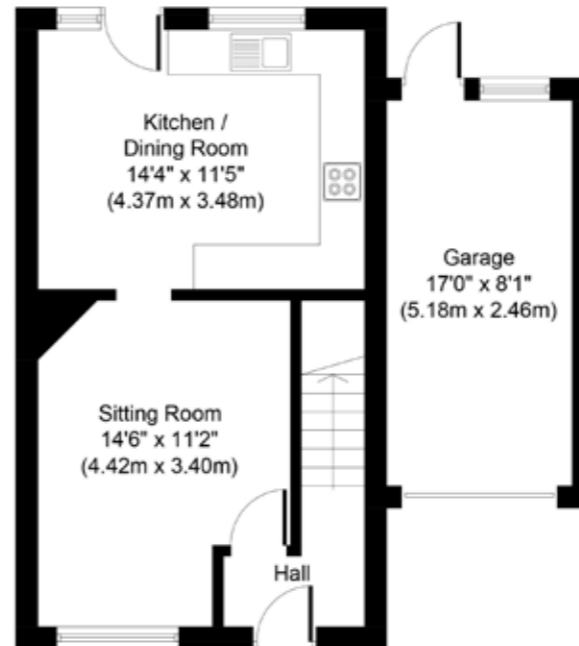
Upstairs there are three bedrooms, all accessed from the landing. Two of the three bedrooms have built in storage and all three share the family bathroom.

This bright and fresh property is a clean slate awaiting a new imagination and the gardens could also present your opportunity to create a peaceful haven or place to socialise with friends.





**First Floor**  
Approximate Floor Area  
381 Sq. ft.  
(35.4 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
(Including Garage)  
538 Sq. ft.  
(50.0 Sq. m.)

**Summer House**  
9'10" x 6'9"  
(3.00m x 2.06m)  
**Outbuilding**  
Approximate Floor Area  
67 Sq. ft.  
(6.2 Sq. m.)  
(Not Shown In Actual  
Location / Orientation)



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.





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.



Dereham town centre



**SERVICES CONNECTED**

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

**COUNCIL TAX**

Band B.

**ENERGY EFFICIENCY RATING**

D. Ref:- 9300-2049-6200-2802-5051

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.

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# SOWERBYS



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