



THE STORY OF

1 George Borrow Road

Dereham, Norfolk

SOWERBYS

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1 George Borrow Road

Dereham, Norfolk,
NR19 1HH

Four Bedroom Detached Bungalow

Large Kitchen/Dining/Family Room,
Stretching Over 32Ft in Length

Separate Sitting Room

Potential to Create a Self-Contained Annexe

South-West Facing, Private Garden

Fully Insulated Garden Office/Workshop

Popular Location Within Easy Walking
Distance of Amenities

Located on the Edge of the Historic
Market Town of Dereham

Garage and Off Road Parking

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



“Moving here gave us the space we needed
to start and grow our family.”

Located on the edge of the historic market town of Dereham is this cleverly extended, four bedroom detached bungalow. Hidden away from prying eyes, this wonderful property enjoys a private cul-de-sac location.

The current owners have called 1 George Borrow Road home for the last 27 years. As their family has grown, so too has the property, with extensions to both ends. However, the bungalow still offers a huge amount of potential, and could easily be changed around to create an annexe for multi-generational living or for your teenager to have their own space to relax.

The kitchen/dining/family room is the hub of the home, open-plan and stretching to over 32ft in length. To

one end is the kitchen area with a large custom-made island, which guests and family naturally gravitate towards throughout the day, the dining area sits centrally within the space and the sitting room is at the opposite end.

From here there are several sets of french doors, opening out to the garden, into the very useful utility room, and the other into a sun room. Due to its southerly orientation light streams through, making this a lovely bright space to enjoy as a family.

The separate sitting room is a wonderfully cosy space, with a central fireplace, whilst also being filled with natural light through the bay window.





The property has four double bedrooms, with the largest sitting on the northern side of the property.

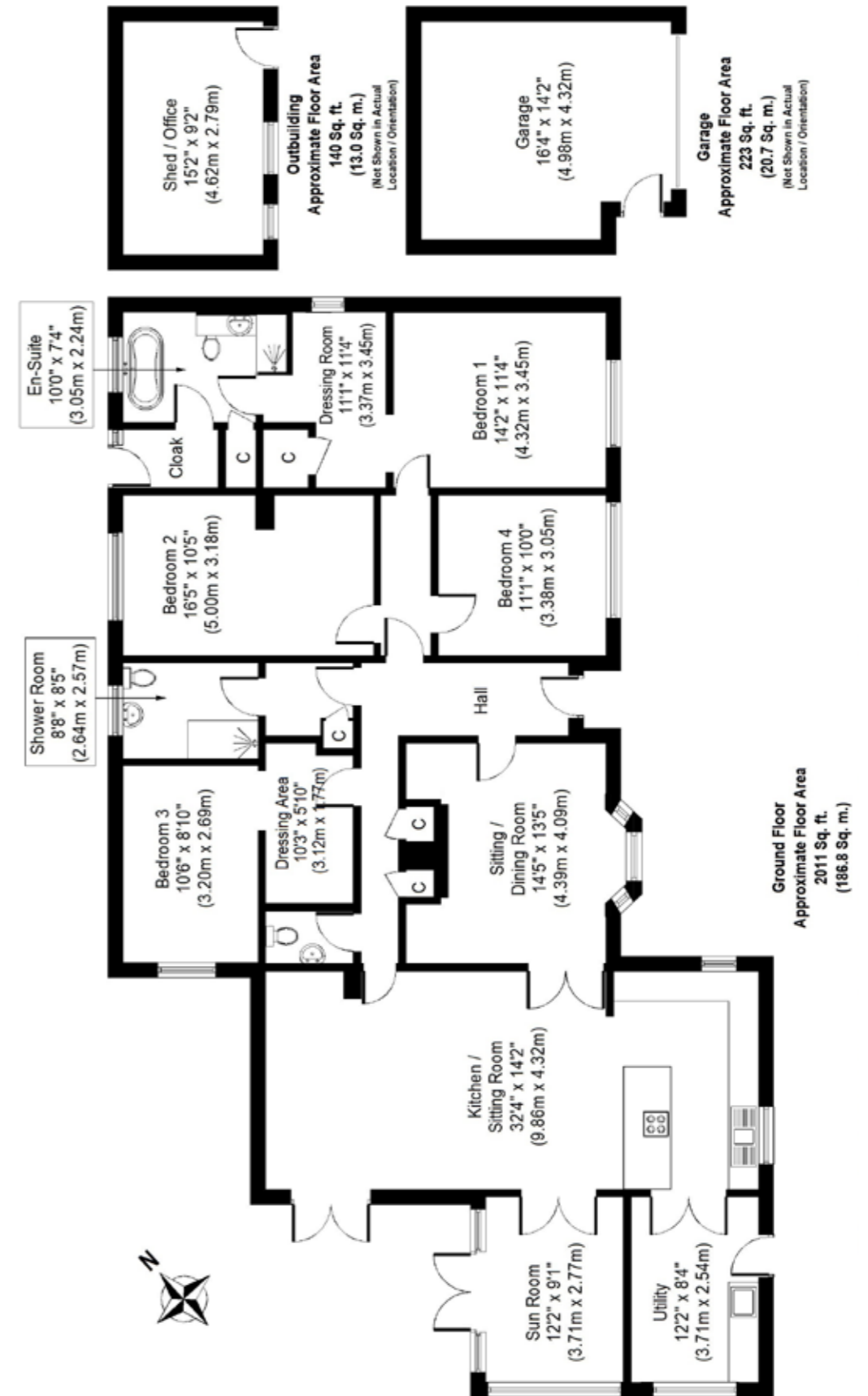
Currently this is used as the principal bedroom, with a large dressing room area separating the en-suite and the bedroom. This is where the potential for an annexe sits. With a separate entrance and plumbing, it would only take a small amount of re-configuration to create a self-contained annexe, which could be used to a holiday rental or to accommodate an extra family member.

The remaining bedrooms are well-served by the modern family shower room and a separate WC.



Outside and to the rear is a south-west facing garden, which is mainly laid to lawn. A large purpose-built office space sits in the corner of the garden, complete with power. This versatile space could continue to be used as an office, or it could double up as extra storage, or even another space for someone to stay when family comes to visit. To the front of the property is a large shingle driveway, with parking for several cars, and a single garage.

“The garden office has given us an independent and peaceful environment to work.”



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.



Note from the Vendor



The garden at 1 George Borrow Road

“We love the south-facing kitchen/family room and the garden.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///neckline.propose.beams

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