



THE STORY OF

Homelea

Dereham, Norfolk

SOWERBYS

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Homelea

36 Theatre Street, Dereham, Norfolk
NR19 2ER

Handsome Bay-Fronted Semi-Detached Home

Popular Location Close to Town Centre

Extensively Renovated and Improved Throughout

High Specification Kitchen with Appliances

Open Plan Living Space with Wood-Burner

Three Bedrooms

Contemporary Family Bathroom

Enclosed Garden

Driveway Parking

No Onward Chain

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“We’ve lived here four years and in that time made the living and dining room open plan, making it feel very modern.”

Homelea is a charming three-bedroom semi-detached home situated in a popular location just a stone’s throw away from the vibrant market place in the heart of Dereham town centre.

This delightful property has been extensively refurbished by the current owners, over the last few years, ensuring a modern yet cosy family home. The excellent refurbishments include a stunning new kitchen - within the vaulted ceiling, a single storey extension to the rear of the home, a fully renovated bathroom, and creation of an open-plan layout to the living and dining rooms - along with the installation of a must-have wood-burning stove.

From the moment you step inside, you’ll be greeted by the impeccable attention to detail and the high-quality finishes throughout the property. The new kitchen is a true highlight, boasting contemporary design and featuring integral appliances and a range cooker.

The living space has been thoughtfully re-designed with its open-plan layout, creating a bright and airy ambience. This versatile area seamlessly combines a comfortable bay-fronted sitting room with the wood-burning stove, a spacious dining area, and a welcoming atmosphere for socialising or relaxing. The open plan design enhances connectivity and allows for flexible room arrangements to suit modern day living.



“We love our new kitchen.”



Upstairs, the property offers three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom showcases modern fixtures and a sleek design.

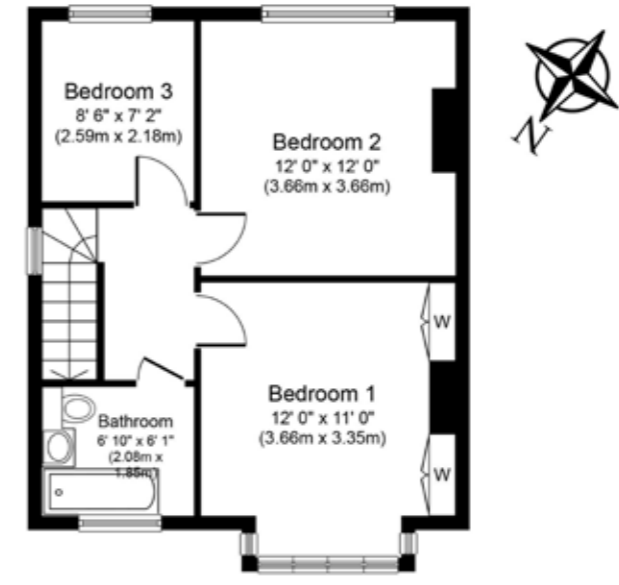


Moving outside and the rear garden is laid to lawn with a patio extending to the rear of the home. The driveway to the property's frontage offers side-by-side parking for two vehicles.



Homelea benefits from its prime location within Dereham town centre, with our clients relishing having a host of amenities - shops, restaurants, and leisure facilities - just moments away. Despite its central position, the property enjoys a peaceful setting, making it an ideal retreat from the vibrant town life.





First Floor
Approximate Floor Area
468 sq. ft.
(43.5 sq. m.)



Ground Floor
Approximate Floor Area
625 sq. ft.
(58.1 sq. m.)

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



“This was our first family home, and with it's location to parks and town - it has been perfect.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0320-2454-2230-2107-0851

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: ///abstracts.trappings.spoon

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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