



THE STORY OF

8 Blackberry Close

Dereham, Norfolk

SOWERBYS

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Dereham, Norfolk
NR20 3TB

Spacious and Modern Detached Bungalow

Corner Position Within a Cul-De-Sac

Sitting Room and Conservatory Measuring 28' by 13'10"

Well-Appointed Kitchen/Breakfast Room

Four Double Bedrooms, En-Suite to Principal

Underfloor Heating Throughout

South-Facing Enclosed Rear Garden

Double Garage and Ample Driveway Parking

No Onward Chain

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“The flow of this home is perfect for hosting gatherings, but it’s got a real homely feel to it as well.”

Located on a peaceful and highly regarded cul-de-sac, 8 Blackberry Close is a modern and spacious detached bungalow positioned in a desirable corner position. A home offering a delightful sense of space, it is perfect for those seeking a comfortable and convenient living environment - but also a property which is well-suited to family life.

As you approach the property, the modern design of the bungalow is evident from the moment you arrive, showcasing its contemporary appeal alongside

traditional build qualities with a flint-faced gable and bay window, adding an excellent degree of curb appeal.

You’ll discover a spacious and well-designed interior which is perfect for modern living. The well-designed layout maximises the flow of natural light throughout the home, creating a bright and welcoming atmosphere.

The generous living spaces are perfect for relaxing or entertaining, and the functional design ensures effortless and comfortable living.

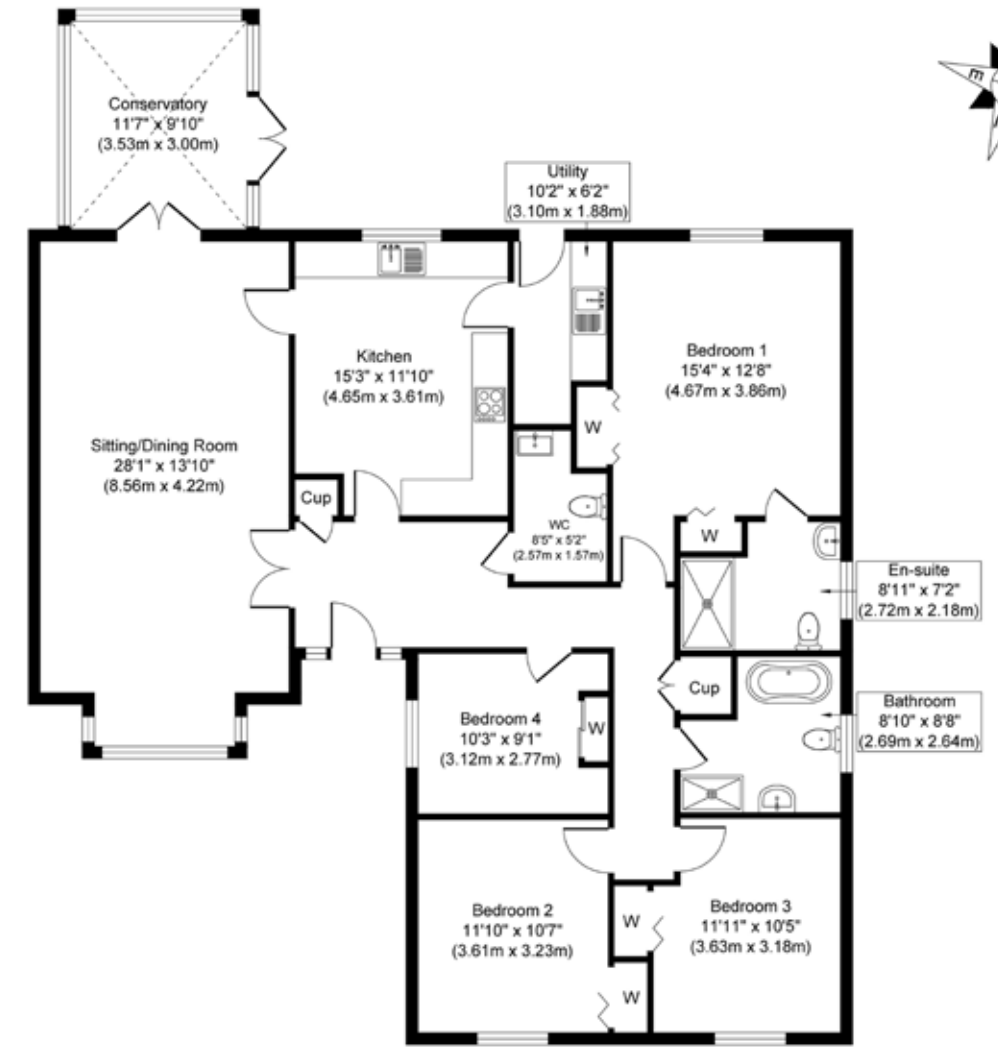


The bungalow features modern fixtures and finishes throughout. The well-appointed kitchen offers ample storage and workspace, and a host of integrated appliances makes it a pleasure to prepare meals, with there being more than ample space for a dining table. The adjacent sitting room provides the ideal spot for a gathering with family and friends and leads into the adjoining conservatory. To complete the living accommodation is a utility room and cloakroom.

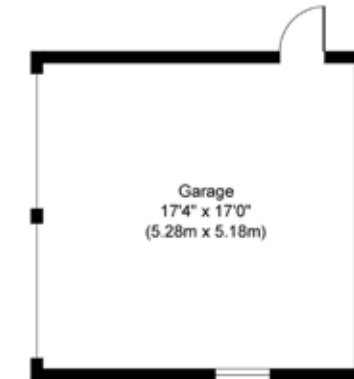
Four well-proportioned bedrooms, offer a great degree of comfort, each with built in storage/wardrobes which is a highly useful feature in any home. The principal bedroom benefits from an en-suite wet room, whilst a family bathroom - which offers both a bath and separate shower - comfortably provides for the other bedrooms.

Outside, 8 Blackberry Close's corner plot adds an additional sense of space and privacy, with the potential for further landscaping or outdoor entertaining areas. The low-maintenance gardens are an easy-to-manage outdoor space, with the addition of a delightful summer house being an added bonus. To the front of the home you will find a good-sized driveway, double garage and a pleasant lawned frontage to the property.





Ground Floor
Approximate Floor Area
1687 sq. ft
(156.72 sq. m)



Garage
Approximate Floor Area
295 sq. ft
(27.40 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.



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 Sowerbys



“Living on the edge of this market town, you have your own piece within easy reach of amenities.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8464-7921-2140-1756-1992

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: ///shelf.flopping.tonic

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.

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