



THE STORY OF

84 Middlemarch Road

Dereham, Norfolk

SOWERBYS



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84 Middlemarch Road

Dereham, Norfolk
NR19 1EL



Detached Four Bedroom Bungalow

Large Sitting Room and Entertaining
Friendly Kitchen/Dining Room

Parking for Several Cars on Private Driveway

Corner Plot with Easy to Maintain Rear Garden



Located on the outskirts of Dereham is this very spacious four-bedroom detached bungalow. With amenities close by and the centre of town only a short drive away everything you need is at your fingertips.

The bungalow offers well-proportioned accommodation which is sure to impress. The living room, which has been extended and knocked through over the years, is very spacious and provides a wonderful place to relax and unwind. Its size allows for comfortable furniture arrangements and could easily create a

cosy atmosphere.

The open plan kitchen/dining room is well-equipped offering ample storage space for all your culinary needs whilst the dining area is spacious enough to host family gatherings.

The property boasts four generously sized bedrooms, the principal bedroom features a shower en-suite, whilst the family bathroom serves the remaining rooms. The back bedroom with its separate entrance has in the past served as a work from home office.

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The property sits on a corner plot with a front garden and mature hedges which wraps around the home. A lawn to the rear of the property can be found in the easily-maintained garden. The property also benefits from a shingle driveway and single garage.

“The property is filled with abundant space and natural light. The surrounding hedges create a sense of privacy surrounding the home.”



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 property is close to Dereham town centre, all amenities are right at your doorstep.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0623-2831-7852-9104-7191

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: ///offhand.eyepieces.expel

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