



S

THE STORY OF

# 24 Westfield Road

*Dereham, Norfolk*

SOWERBYS



### Renovation Opportunity with Many Creative Possibilities

Spacious, Light and Versatile

Three Double Bedrooms

Prime Location

Tranquil Conservatory Space

Dedicated Study Room

Ample Storage Solutions

Large Garden



**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com

# S

## 24 Westfield Road

Dereham, Norfolk  
NR19 1JB

A promising property, 24 Westfield Road is situated in the popular Toftwood, offering immense potential for those with a discerning eye and a penchant for renovation projects. This spacious residence awaits a new owner ready to breathe life into its charming bones and transform it into a stunning forever home.

Upon entry, you'll find yourself in an entrance hall flanked by two reception rooms, each boasting graceful proportions and awaiting your personal touch to restore them to their former glory. Natural light floods through the windows, illuminating the possibilities for entertaining or unwinding in these elegant spaces.

The kitchen, positioned at the rear, beckons with its promise of culinary adventures, while a utility room provides added functionality. Adjacent

to the kitchen, a conservatory offers a serene spot to bask in the beauty of the outdoors, albeit in need of some tender loving care.

The ground floor also features a study, ideal for those seeking a dedicated workspace, and a garage for convenient storage of vehicles and belongings.

Ascending the staircase, you'll discover three bedrooms, each with its own potential for transformation into a peaceful haven. A family bathroom completes the upper level, awaiting rejuvenation to become a sanctuary of relaxation and comfort.

Outside, a lengthy garden presents an opportunity to extend the footprint of the house, subject to the relevant consents, while still leaving ample space for outdoor enjoyment and landscaping possibilities.



First Floor  
Approximate Floor Area  
539 sq. ft.  
(50.08 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 of 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*



“...a lengthy garden offers the possibility to extend the home\*, whilst still leaving a sizeable outdoor space to enjoy.”

SOWERBYS

\*subject to planning permission



**SERVICES CONNECTED**

Mains electricity, water and drainage.

**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: ///northward.treetop.mixer

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL