



THE STORY OF

5 The Home Close

Dereham, Norfolk

SOWERBYS



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Dereham, Norfolk,
NR19 1FE

Highly Versatile Detached Chalet

Exclusive Private Cul-De-Sac Position

Within Walking Distance to Town Centre and Amenities

Sitting Room, Dining Room and Kitchen

Highly Useful Boot Room Extension

Four Spacious Bedrooms Over Two Floors and
Two En-Suite Both with Underfloor Heating

Immaculately Presented and Highly Specified Throughout

Front and Rear Gardens

Ample Driveway Parking and Double
Garage and EV Charging Point

SOWERBYS DEREHAM OFFICE

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“We would describe our home as spacious, peaceful and in an ideal location with walking distance to Dereham town centre.”

This beautifully designed four-bedroom detached chalet is impeccably maintained, having undergone extensive renovations and enhancements by its current owners to meet exceptionally high standards. Situated among just five impressive residences in the corner of a secluded and private cul-de-sac, it offers convenient access to the town centre within a short stroll.

Inside, the property boasts spaciousness, featuring generously sized bedrooms and reception areas. Upon entry, you're welcomed by a wide and welcoming

hallway that leads seamlessly to a comfortable sitting room. From there, double doors lead into the dining room, offering access to the garden and flooding the interior with ample natural light.

The ground floor also encompasses a well-equipped kitchen, separate utility room with rear garden access, a newly added boot room, and a cloakroom, complemented by ample built-in storage throughout.





Two of the luxurious and airy bedrooms are situated on the ground floor, each enjoying its own private ensuite finished to impeccable standards, enhancing the home's versatility.

Upstairs, two spacious double bedrooms await, along with a generously sized bathroom and a landing area spacious enough to accommodate a study if desired. Ample fitted storage is available throughout.



Outside, the property is as inviting as the interior, with gardens to both the front and rear, a driveway, and a detached double garage. The west-facing rear garden captures the evening sun, providing a delightful outdoor space.

A standout feature of this remarkable home is its impeccable condition, boasting neutral décor throughout, offering the perfect canvas for the new owner to personalise. The quality of finishes is exceptional, including oak interior doors, modern double glazing and high-quality flooring. Discerning buyers will find it challenging to find fault with this delightful home, which caters to individuals of all ages and various living requirements.





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 of the High Street.

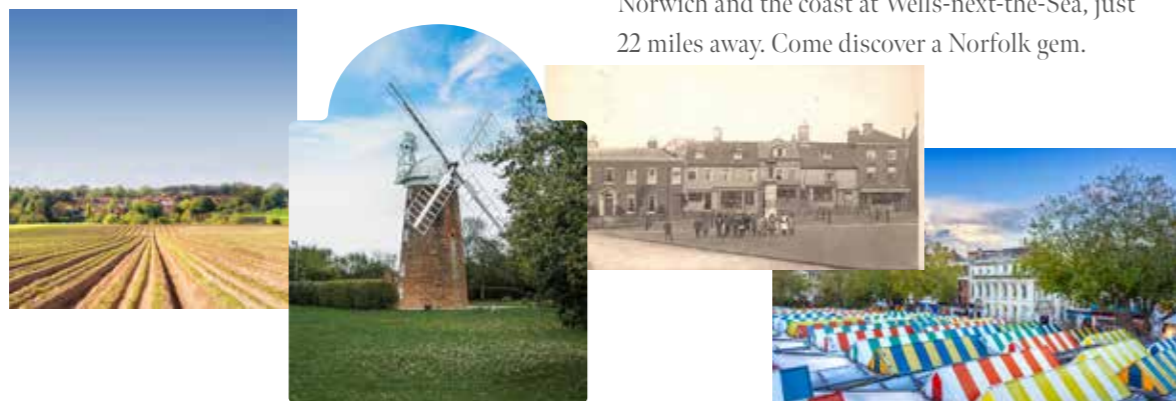
Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line 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 the Vendor



“We are walking distance to all amenities in Dereham and also close to Scarning Meadows for a lovely walk.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0751-2860-7572-9928-5605

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: ///hairpin.cones.incisions

AGENT'S NOTE

Please note some of the mature trees within the properties curtilage are subject to TPO'S (Tree Preservation Orders).

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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