



THE STORY OF

11 Highfield Road

Dereham, Norfolk

SOWERBYS



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11 Highfield Road

Dereham, Norfolk
NR19 2EY

Detached Bungalow in Corner Position on Popular Road

Sitting Room with Open Fireplace

Three Bedrooms and Shower Room

Kitchen and Utility Room

Garage and Ample Driveway Parking

Enclosed Rear Garden

This deceptively spacious detached bungalow is situated along a highly regarded and desirable road on the periphery of the market town of Dereham. Enjoying a corner position, the property can be found with a spacious frontage allowing for ample off road driveway parking, delightful front gardens and a detached garage.

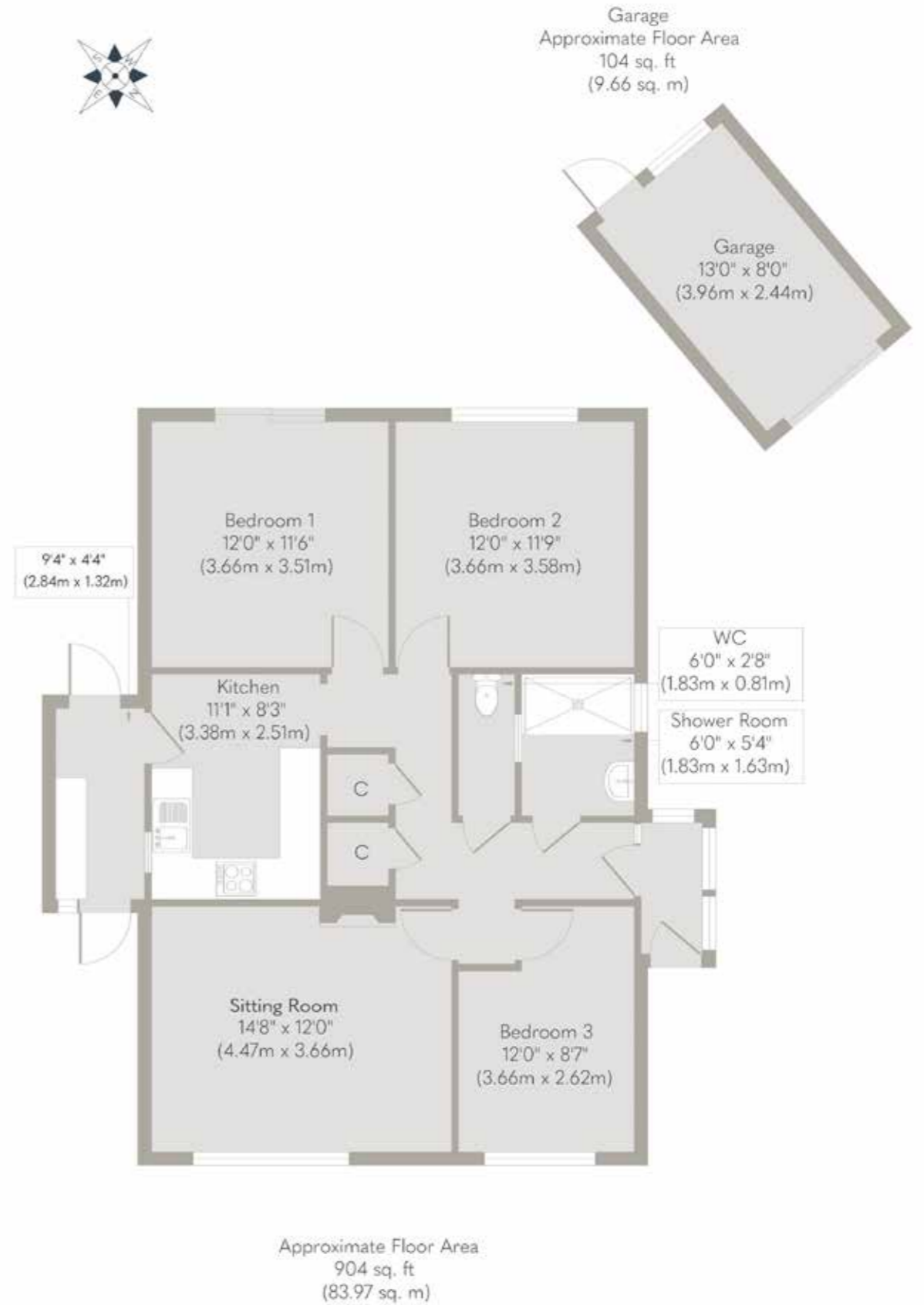
The property is entered via an enclosed porch into a central entrance hall which provides access to all of the property's living accommodation, comprising an attractive sitting room with a full height

picture window and open fireplace, fitted kitchen and utility room.

The property is well-served by three good sized bedrooms and a modern wet shower room providing ease of access.

Externally the rear garden is fully enclosed, a patio extends from the rear elevation with the remaining garden being set to lawn. A beautiful semi-wooded backdrop can be found with the Northgate High school playing field beyond.

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



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



“...beyond the enclosed garden, a semi-wooded area provides a delightful backdrop.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref- 8248-7521-6910-1095-0922

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: ///microchip.slope.steadier

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