

THE STORY OF

22 Neatherd Road

Dereham, Norfolk

SOWERBYS



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22 Neatherd Road

Dereham, Norfolk
NR19 2AE

Striking Double Bay Fronted Period Home

Located Close to Town Centre and Amenities

Extending to an Impressive 2,113 Sq. Ft. Over Three Floors

Highly Versatile with Four/Five Bedrooms
and Three/Four Reception Rooms

Delightful Original Features Found Throughout

Converted Attic Space Providing Second
Floor Bedroom and Storage

High Specification Fitted Kitchen with Appliances

Gated Driveway with Driveway Parking and Garage to Rear

Brick Outbuilding with Store and
Office/Garden/Hobby Room

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“...fine example of a period home...”

Positioned in a highly convenient location close to the town centre and just a short walk from the bustling marketplace, this fine example of a period home has been lovingly restored and renovated to an excellent standard. It features a delightful mix of character and charm with a host of retained features, while providing space and an excellent degree of versatility to cater for modern family life.

Having previously lived in more rural locations, the current owners wanted to be closer to local amenities, which Dereham offered. Seeking a period home that they could transform, while juggling a growing family, over the last 15 years the property has been comprehensively improved both inside and out and is found in excellent condition today.

Foremost in their minds was retaining as much of the character and charm as possible, while creating a home fit for modern requirements. During that time the town of Dereham has proved to be an excellent choice as it has grown with the family, offering an ever-expanding choice of amenities such as the re-developed leisure centre which is positioned just a few hundred yards from the home.

The property is approached from Neatherd Road and is tucked away behind a brick wall topped with decorative wrought iron railings to the front. Access is granted via a driveway which leads to the side of the property through double gates and into a parking area adjacent to the garage, which provides ample parking.



Although the property features a door to the frontage, the main entrance has now become via the utility/boot room and utility to the rear for convenience. Downstairs the property enjoys a stunning kitchen, which has been fitted in more recent years and hand-crafted to seamlessly fit into the character of the property. The kitchen provides space for a central breakfast island, a highly sociable space for the family or for hosting drinks with friends whilst cooking.



Three further reception spaces await, inclusive of a sitting room with a feature fireplace, a dining room, as well as a snug/study which could even be purposed as an additional bedroom, as required. Both the sitting room and the dining room enjoy a wonderful bay windowed frontage whilst the snug enjoys a door out to the rear. Finally, a well-proportioned cloakroom with a host of built-in storage and even further potential for installation of a shower cubicle in this room completes the ground floor.





Moving upstairs, you will find a choice of three/four bedrooms, each of these rooms has retained original feature fireplaces. The main family bathroom has been re-fitted to an exceptional standard, but very much in keeping with the feeling of the home.

Stairs elevate from within one of the bedrooms (currently used as a study) up to the converted attic space which enjoys ample storage space into the eaves and a spacious bedroom.





Outside you will find a brick outbuilding extending from the rear of the main home. The outbuilding incorporates a gardener's WC, workshop/store, and a highly useful garden/hobby room which opens onto a patio positioned at the end of the garden to make the most of the evening sun and is the perfect spot for alfresco dining. You will also find the garage which is ideal for storage, plus a greenhouse and a small pond. Differing areas of the garden are enclosed by delightful brick walls, creating secluded spaces nestled within the town to enjoy.





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.

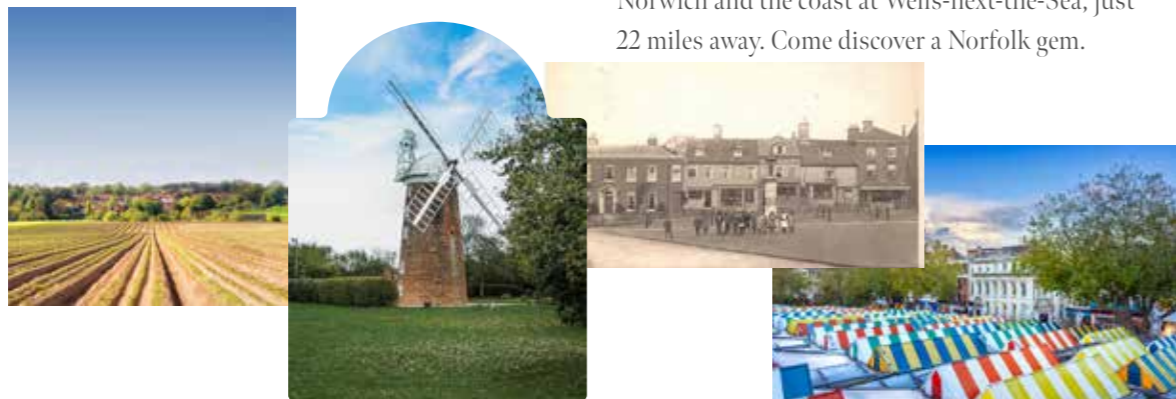
Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line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



Front shot of 22 Neatherd Road

“The property boasts an excellent position close to all amenities Dereham has to offer.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 5600-4083-0422-5398-3743

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: ///stole.headlines.pits

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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